

SEND TAX NOTICE TO:


Janice Tucker Blackmon/James W. Blackmon, Jr.

522 Brothers Avenue

Wilsonville, Alabama 35186

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

*\$20,000<sup>00</sup> Jus*



20120626000226100 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
06/26/2012 03:40:11 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Howard F. Tucker**, unmarried widower (herein referred to as grantor) do grant, bargain, sell, and convey unto **Janice Tucker Blackmon** and husband, **James W. Blackmon, Jr.** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the SE corner of the NE 1/4 of the NW 1/4, Section 7, Township 21 South, Range 2 East, run West along the South boundary of said 1/4 1/4 a distance of 996.3 feet; thence turn right 87 deg. 55' and run North a distance of 859.4 feet; thence right 90 deg. 00' a distance of approximately 710 feet to the right-of-way of a dirt road known as River Drive; thence run Southeasterly along the right-of-way of said road to a point on the east boundary of said 1/4 1/4 thence south along the east boundary of said 1/4 1/4 to the point of beginning.

ALSO:

Commence at the Southeast Corner of the NE 1/4 of the NW 1/4, Section 7, T-21S, R-2E, being a pipe found in place and in accordance with a survey by Evander E. Peavy, Reg. P.E. & L.S. #6169, dated July 24, 1976; thence run westerly along the south boundary of said 1/4 1/4, according to said Peavy survey for 996.3 feet to an old iron found, being the point of beginning of the parcel herein described; thence turn an angle of 87 degrees 55 minutes to the right and run northerly for 858.75 feet to an iron found; thence turn an angle of 90 degrees to the right and run 372.35 feet to a point; thence turn an angle of 90 degrees to the right and run 246.88 feet; thence turn an angle of 40 degrees 26 minutes 48 seconds to the left and run 224.07 feet to a point; thence turn an angle of 90 degrees to the right and run 680.31 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the NW 1/4, Section 7, T-21S, R-2E, and contains 6.48 acres.

Subject to easements and rights-of-way of record.

It is the intention of Grantor to convey to Grantees all properties owned by Grantor contiguous to the above described property, whether or not correctly described herein.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)


**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20 day of June, 2012.

Howard F. Tucker (SEAL)  
Howard F. Tucker

STATE OF ALABAMA  
SHELBY COUNTY

  
20120626000226100 2/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Howard F. Tucker**, an unmarried widower, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of June, 2012.

Kimi M. Foster (SEAL)  
Notary Public

Shelby County, AL 06/26/2012  
State of Alabama  
Deed Tax: \$20.00