

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

4,000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100----- DOLLARS

and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Marvin G. Autrey, a single man, being one and the same as Marvin G. Autry herein referred to as grantors) do grant, bargain, sell and convey unto

Theron S. Simpson and Cyndy H. Simpson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in -----

Shelby

County, Alabama to-wit:

For legal description refer to attached Exhibit "A"

Grantee's Address:

Apartment No. 5

Autry Duplex Apartment

Chelsea, Alabama 35043

BOOK 063 PAGE 115

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 hands(s) and seal(s), this 5th day of March, 19 86.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Marvin G. Autrey (Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

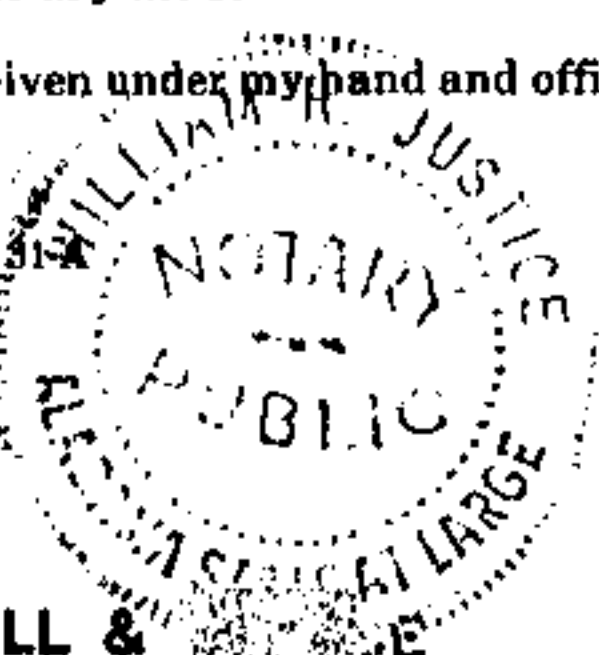
COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marvin G. Autrey, a single man, being one and the same as Marvin G. Autry 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 5th day of March A. D., 19 86

Form 31-A



William R. Justice (Seal) Notary Public.

AUTRY TO SIMPSON:

PARCEL A: Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and thence turn an angle of 50 degrees 27 minutes 47 seconds right off (from) the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ and run Southeasterly a distance of 412.56 feet to a steel pin property corner; thence turn an angle of 12 degrees 14 minutes 13 seconds right and run Southeasterly a distance of 101.01 feet to a point in the centerline of Shelby County Highway No. 39; thence turn an angle of 100 degrees 43 minutes right and run Southwesterly along centerline of said highway a distance of 90.95 feet to a point; thence turn an angle of 4 degrees 36 minutes left and continue along centerline of said highway a distance of 135.40 feet to a point; thence turn an angle of 92 degrees 07 minutes left and run Southeasterly a distance of 30.02 feet to a steel pin and the point of beginning of the property being described; thence turn an angle of 87 degrees 53 minutes left and run Northeasterly along the South right-of-way line of said Highway 39 a distance of 135.40 feet to the P.C. of a highway curve to the right having a central angle of 38 degrees 00 minutes and a radius of 461.77 feet; thence continue along the arc of said curve an arc distance of 306.26 feet to the P.T. of said curve; thence turn an angle of 111 degrees 30 minutes right from tangent and run Southwesterly a distance of 251.36 feet to a point on the North right-of-way line of the Seaboard Railroad right-of-way; thence turn an angle of 74 degrees 54 minutes right to tangent of a railroad curve to the right having a central angle of 7 degrees 10 minutes and a radius of 2,427.24 feet; thence continue along the arc of said railroad curve an arc distance of 303.60 feet to the point of beginning, containing 1.15 acres.

PARCEL B: Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and thence turn an angle of 50 degrees 27 minutes 47 seconds right off (from) the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ and run Southeasterly a distance of 412.56 feet to a steel pin property corner; thence turn an angle of 12 degrees 14 minutes 13 seconds right and run Southeasterly a distance of 101.01 feet to a point in the centerline of Shelby County Highway No. 39; thence turn an angle of 100 degrees 43 minutes right and run Southwesterly along centerline of said highway a distance of 90.95 feet to a point; thence turn an angle of 4 degrees 36 minutes left and continue along centerline of said highway a distance of 135.40 feet to a point; thence turn an angle of 92 degrees 07 minutes left and run Southeasterly a distance of 30.02 feet to a point; thence turn an angle of 87 degrees 53 minutes left and run Northeasterly along the South right-of-way line of said highway 39 a distance of 135.40 feet to the P.C. of a curve to the right having a central angle of 38 degrees 00 minutes and a radius of 461.77 feet; thence continue along the arc of said curve a distance of 306.26 feet to the P.T. of said curve and the point of beginning of the property being described; thence turn an angle of 111 degrees 30 minutes right from tangent and run Southwesterly a distance of 251.36 feet to a point on the North right-of-way line of the Seaboard Railroad; thence turn an angle of 105 degrees 06 minutes left to tangent and run thence Easterly along a railroad curve to the left having a central angle of 14 degrees 16 minutes and a radius of 1,102.70 feet; thence continue along the arc of said railroad right-of-way curve an arc distance of 274.57 feet to a point; thence turn an angle of 76 degrees 58 minutes left from tangent and run Northerly a distance of 78.0 feet to a point in the centerline of The Yellowleaf Fork Creek; thence turn an angle of 5 degrees 50 minutes right and continue along centerline of said creek a distance of 60.01 feet to a point; thence turn an angle of 29 degrees 50 minutes right and continue along centerline of said creek a distance of 86.0 feet to a point on the South right-of-way line of Hwy No. 39; thence turn an angle of 107 degrees 50 minutes left to tangent and run Easterly along a highway curve to the left having a central angle of 15 degrees 00 minutes and a radius of 227.87 feet an arc distance of 59.66 feet to the P.T. of said curve; thence continue along tangent of said curve a tangent distance of 25.0 feet to the P.C. of a highway curve to the left having a central angle of 8 degrees 00 minutes and a radius of 958.14 feet; thence continue along the arc of said curve an arc distance of 133.78 feet to the P.T. of said curve; thence continue along the tangent of said curve a tangent distance of 41.0 feet to the point of beginning, containing 1.32 acres.

Sited in Shelby County, Alabama.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 MAR -6 AM 10:35

James H. [illegible]
JUDGE

1. Deed Tax	\$ 4.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	10.00