

SEND TAX NOTICE TO:

(Name) Ronald E. Erwin
(Address) 1009 Harmon Circle
Jarvis, Alabama

This instrument was prepared by

(Name) Jonathan W. Gathings
(Address) 600 Farley Building
Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) and other good DOLLARS
and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John S. Payne and wife, Polly D. Payne, and Ronald E. Erwin and
wife, Claudine L. Erwin,

(herein referred to as grantors) do grant, bargain, sell and convey unto one-half of undivided interest unto
Ronald E. Erwin and wife, Claudine L. Erwin,

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

Shelby

County, Alabama to-wit:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 for 785.4 feet; thence right 87 degrees 00 minutes run East for 163.12 feet; thence 64 degrees 50 minutes 31 seconds Right run 90.0 feet to the Point of Beginning; thence continue last described course for 90.0 feet; thence 58 degrees 46 minutes 47 seconds Left run Easterly for 222.68 feet to the 397 Contour of Lay Lake on Duck Branch; thence 110 degrees 43 minutes 34 seconds run Northerly along said Contour for 66.75 feet; thence 5 degrees 48 minutes Right run along said Contour for 23.34 feet; thence 76 degrees 59 minutes 22 seconds Left run 239.83 feet to the Point of Beginning. Containing 0.431 acres more or less.

Also a 30 foot Easement for ingress and egress the center line of which is described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 24 North, Range 15 East; thence run North along the West line of said 1/4 - 1/4 for 306.01 feet; thence 85 degrees 37 minutes 53 seconds Right run Easterly 315.15 feet to the Point of Beginning of said Easement; thence 91 degrees 39 minutes 09 seconds Left run Northerly 227.37 feet; thence run 22 degrees 09 minutes 23 seconds Left run 270.0 feet; thence 29 degrees 13 minutes 13 seconds Right run 165.57 feet; thence 37 degrees 25 minutes 05 seconds Right run 178.93 feet; thence 24 degrees 22 minutes 10 seconds Right run 161.66 feet; thence 13 degrees 41 minutes 35 seconds Left run 160.91 feet; thence 6 degrees 36 minutes 25 seconds Right run 115.79 feet; thence 15 degrees 02 minutes Left run 126.60 feet to the Center of an Existing Easement.

Oil, gas, mineral and mining rights excepted.

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 (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, We have hereunto set our hand(s) and seal(s), this

day of Sept 19 88

WITNESS
STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
88 SEP 27 PM 4:27

1. Deed Tax \$ 4.00
2. Mtg. Tax (Seal)
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 9.50
(Seal)

John S. Payne (Seal)
Polly D. Payne (Seal)
Ronald E. Erwin (Seal)
Claudine L. Erwin (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John S. Payne and wife, Polly D. Payne; Ronald E. Erwin and wife,
Claudine L. Erwin signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

day of

A. D., 19 88

P.O. Box 352
Shelby, Ala.

Peggy G. Randolph
Notary Public