

SEND TAX NOTICE TO:

(Name) Thomas Casey McClellan

(Address) 136 Wilson Street, Leeds, AL 35094

This instrument was prepared by

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100----- 500.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Thomas Casey McClellan, individually, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Casey McClelland and wife, Susan Bailey McClellan

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

County, Alabama to-wit:

From the Northeast corner of the NW 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 2 West, run West along the north boundary line of the NW 1/4 of the NW 1/4, Section 28, Township 19 South, Range 2 West, for 483.67 feet; thence turn an angle of 92 deg. 17 1/2 min to the left and run southerly 88.10 feet to the point of beginning of the land herein described; thence continue southerly along the same line for 510.70 feet; thence turn an angle of 25 deg. 20 min. to the left and run southeasterly for 2383.26 feet, more or less, to a point on the north right of way line of the Cahaba Valley Road; thence turn an angle of 96 deg. 38 min. to the left and run northeasterly along the North right of way line of the Cahaba Valley Road for 220.0 feet; thence turn an angle of 83 deg. 22 min. to the left and run northwesterly 2815.25 feet more or less to the point of beginning. This land being a part of the West half of Section 28, Township 19 South, Range 2 West, and being 13.08 acres, more or less.

LESS AND EXCEPT the following described parcel:

Commencing at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 28, Township 19 South, Range 2 West, run West along the North boundary of Section 28 for 483.67 feet; thence turn an angle of 92 deg 17' 30" to the left and run southerly 88.10 feet to the point of beginning of the land herein described; thence continue southerly along the same line for 505.91 feet; thence turn angle of 25 degrees 10' 38" to the left and run southeasterly for 1,757.40 feet; thence turn an angle of 90 deg 11' 08" to the left and run northeasterly for 217.72 feet; thence turn an angle of 89 degrees 52' 44" to the left and run northwesterly for 2,214.54 feet to the point of beginning. This land being a part of the West half of Section 28, Township 19 South, Range 2 West.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record. **Thomas Casey McClellan is the surviving Grantee of that certain deed recorded in Book 327, Page 722, the other Grantee, Ruby McClellan having died on or about May 4, 1992.**

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, I have hereunto set my hand(s) and seal(s), this 28<sup>th</sup> day of December, 19 92

WITNESS:

\_\_\_\_\_  
(Seal) Thomas Casey McClellan (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Thomas Casey McClellan 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 28<sup>th</sup> day of December A. D., 19 92

J. Michael Joiner  
Notary Public.

Inst # 1992-31499  
12/29/1992-31499  
02:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 KJS 7.00