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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) James R. Moncus, Jr.
5881 Surrey Lane
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

#127/93

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 Ninety thousand and no/100 (\$90,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

L. Wayne Pressgrove and his wife Elizabeth Jeanette Pressgrove

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

James R. Moncus, Jr. and Marilyn C. Moncus

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

Shelby

County, Alabama to-wit:

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

Inst # 1993-15070

05/25/1993-15070
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 99.00

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 20

day of May, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

L. Wayne Pressgrove (Seal)
L. WAYNE PRESSGROVE
Elizabeth Jeanette Pressgrove (Seal)
ELIZABETH JEANETTE PRESSGROVE (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. Wayne Pressgrove and his wife Elizabeth Jeanette Pressgrove whose name s are 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of May, A. D., 19 93

Notary Public.

Inst # 1993-15070

EXHIBIT A

Land situated in the north half of the southeast quarter of the northwest quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin locally accepted to be the northwest corner of said quarter-quarter section; thence run south along the west line of said quarter-quarter section for a distance of 315.00 feet to the point of beginning; thence continue along last stated course for a distance of 353.76 feet to an iron pin set; thence turn an angle to the left of 87 degrees 44 minutes 55 seconds and run in an easterly direction for a distance of 1106.17 feet to an iron pin set on the northwest right of way of Highway No. 119; thence turn an angle to the left of 61 degrees 52 minutes 52 seconds and run in a northeasterly direction along said northwest right of way for a distance of 429.65 feet to an iron pin set at the intersection of said northwest right of way and the east line of said quarter-quarter section; thence turn an angle to the left of 123 degrees 20 minutes 06 seconds and run in a southwesterly direction for a distance of 942.11 feet to an iron pin set; thence turn an angle to the right of 14 degrees 07 minutes 03 seconds and run in a northwesterly direction for a distance of 389.04 feet to the point of beginning.

An easement for ingress and egress situated in the southeast quarter of the northwest quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, lying 7.50 feet either side of a line being more particularly described as follows:

Commence at an iron pin locally accepted to be the northwest corner of said quarter-quarter section; thence run south along the west line of said quarter-quarter section for a distance of 315.00 feet to a point; thence turn an angle to the left of 78 degrees 50 minute 49 seconds and run in a southeasterly direction for a distance of 361.28 feet to the point of beginning; thence turn an angle to the right of 120 degrees 35 minutes 44 seconds and run in a southwesterly direction for a distance of 37.75 feet to a point; thence turn an angle to the left of 10 degrees 42 minutes 00 seconds and run in a southwesterly direction for a distance of 153.66 feet to a point; thence turn an angle to the right of 6 degrees 51 minutes 08 seconds and run in a southwesterly direction for a distance of 164.66 feet to a point; thence turn an angle to the left of 19 degrees 53 minutes 23 seconds and run in a southwesterly direction for a distance of 29.93 feet to a point on the northeast right of way of Surrey Lane of Wagon Trace as recorded in Map Book 6, Page 140 in the Office of the Judge of Probate of Shelby County, Alabama, said point being the end of said easement.

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