

This Form Provided By
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) Anthony E. Nafe
2313 9th Place N.W.
(Address) Birmingham, Alabama 35215

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

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 Sixty-Five Thousand and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Billy Joe Perry and wife, Iris C. Perry

(herein referred to as grantors) do grant, bargain, sell and convey unto
Anthony E. Nafe and wife, Dana B. Nafe

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

Shelby County, Alabama to-wit:

Begin at the SW Corner of the SE 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 1 East; thence run East along the south line of said 1/4-1/4 for 795.09 feet; 90 degrees 36 minutes 25 seconds left run Northerly for 1300.05 feet to the North line of said 1/4-1/4; thence 90 degrees 00 minutes left West along said north line for 253.63 feet to the center of Atchison Road; thence run Southwesterly along said road the following described courses, 81 degrees 12 minutes 16 seconds left for 88.52 feet; thence 27 degrees 33 minutes 27 seconds right run 156.33 feet; thence 4 degrees 24 minutes right run 170.03 feet; thence 16 degrees 02 minutes 30 seconds left run 128.33 feet; thence 9 degrees 48 minutes 20 seconds right run 293.27 feet; thence 10 degrees 02 minutes 30 seconds left run 196.05 feet; thence 7 degrees 52 minutes 40 seconds right run 81.12 feet; thence 25 degrees 29 minutes 30 seconds right run 102.03 feet; thence 5 degrees 43 minutes 40 seconds right run 107.71 feet; thence 17 degrees 06 minutes 20 seconds left run 224.49 feet; thence 9 degrees 41 minutes 40 seconds left run Southwesterly 103.41 feet to the south line of the SW 1/4 of the SW 1/4 of said Section; thence 126 degrees 09 minutes 50 seconds left run 427.71 feet to the Point of Beginning.

According to survey of Thomas E. Simmons, RLS#12945, dated March 18, 1994.

\$60,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Subject to taxes for 1994 and subsequent years, easements, restrictions, and rights of way of record.

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 6th

day of April, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Billy Joe Perry and wife, Iris C. Perry whose name s are 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 executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 6th day of April, A. D., 19 94

Notary Public.

Inst # 1994-11364
04/07/1994-11364
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
13.50