

SEND TAX NOTICE TO:

(Name) Mark Maxwell

(Address) 919 Hwy 97
Columbiana, AL 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 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 Four Thousand Thirty One and 30/100 ----- DOLLARS

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

Susie Kite, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

Mark E. Maxwell and Brenda K. Maxwell
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

TRACT 2:

A part of the SW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 West; being more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 West; thence northerly 352.95 feet along the west boundary of said SW 1/4 of the NW 1/4 to a point on the southeasterly right of way of Norfolk-Southern Railway; thence right 22 degrees 15 minutes 18 seconds, northeasterly 47.26 feet along said right of way to the Point of Beginning; thence right 00 degrees 31 minutes 36 seconds, northeasterly 230.34 feet along the chord of the curved aforementioned right of way, having a radius of 5390.20 feet to a 5/8" iron pin at the southwest corner of the property of Ruth Glass; thence right 65 degrees 44 minutes 32 seconds, easterly 420.00 feet along the south boundary of the above described Ruth Glass property; thence right 90 degrees 00 minutes 00 seconds, southerly 210.00 feet; thence right 90 degrees 00 minutes 00 seconds westerly 514.63 feet to the Point of Beginning. According to the survey of Norris W. Hughes, Ala. Registration No. 11,669, dated August 20, 1993.

01/20/1995-01714
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 13th day of January, 1995.

WITNESS:

(Seal)

Susie Kite
Susie Kite (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 Susie Kite 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, A. D., 1995

[Signature]
Notary Public.

1995-01714