

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
MURRAY D. MAHAN
RHODA B. MAHAN
5484 Cahaba Valley Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JOHN W. MAHAN and wife, DOROTHY D. MAHAN, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto MURRAY D. MAHAN and RHODA B. MAHAN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

A non-exclusive 30 foot easement for Ingress and Egress described as follows:

A 30 foot ingress, egress easement lying 15 feet to both sides of and parallel to the centerline of said easement and being more particularly described as follows:

Commence at the point of intersection between the East line of the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 West, and the Northerly right of way line Alabama Highway No. 119 (Cahaba Valley Road); thence North 0 degrees 00 minutes 00 seconds West along said East line a distance of 366.00; thence South 90 degrees 00 minutes 00 seconds West and leaving said East line a distance of 295.16 feet; thence North 0 degrees 00 minutes 00 seconds West a distance of 124.66 feet to the point of beginning of a 30 foot ingress and egress easement lying 15 feet to both sides of and parallel to the centerline of said easement; thence South 31 degrees 00 minutes 00 seconds West along said centerline a distance of 173.10 feet; thence South 5 degrees 00 minutes 00 seconds West along said centerline a distance of 200.00 feet; thence South 10 degrees 23 minutes 24 seconds East along said centerline a distance of 180.68 feet to a point on the Northerly right of way line of Alabama Highway No.119 (Cahaba Valley Road), said point being the end of said easement.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 11th day of March, 1996.

JOHN W. MAHAN

DOROTHY D. MAHAN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN W. MAHAN and DOROTHY D. MAHAN, whose names 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 11th day of March, 1996.

Notary Public

My Commission Expires: My Commission Expires March 3, 1997

AFFIX SEAL

CLAYTON T. SWEENEY, ATTORNEY AT LAW

05/16/1996-16049
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 9.00

1996-16049