

Send Tax Notice to:

Irwin Martin Rehn and
wife, Arline Myre Rehn
8590 South Main Street
Wilsonville, AL 35186

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND DOLLARS and no/100 Dollars (\$15,000.00) to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Iva Jean Hallman, a married woman, and husband H. J. (Jack) Hallman (herein referred to as grantors), grant, bargain, sell and convey unto Irwin Martin Rehn and wife, Arline Myre Rehn (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 II:

Commence at a point on the South boundary line of the SW 1/4 of the NW 1/4 of Section 12, Township 21, Range 1 East, which said point is 78 feet West of the SE corner of said SW 1/4 of NW 1/4 and which said point is on the East right of way line of the Montgomery Public road, and run thence North 16 deg. East along said road right of way a distance of 580 feet to the point of beginning of the property herein described; thence continue North 16 deg. East along said road right of way a distance of 145 feet to a point, which said point is the Southernmost corner of the lot which was conveyed to Braxton Templin and Lillie W. Templin by Deed dated November 21, 1959, and recorded in Deed Book 206, page 266, in the Probate Records of Shelby County, Alabama; thence turn to the right and run East 30 deg. North a distance of 150 feet along the Southern boundary of said lot which was so conveyed to Braxton Templin and Lillie W. Templin; thence run South 16 deg. West and parallel with the Easterly right of way line of said highway a distance of 145 feet to a point; thence turn to the right and run a distance of 150 feet to the point of beginning, containing one-half acres, more or less, and being a part of the SE 1/4 of the NW 1/4 of Section 12, Township 21, Range 1 East. (Deed Book 272, page 824).

Said tract of land being better described as follows: Commence at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, and run Southerly along the East line of said 1/4 1/4 Section a distance of 509.15 feet; thence turn 91 deg. 14' 17" right and run Westerly a distance of 748.52 feet; thence turn 101 deg. 44' 41" right and run Northeasterly a distance of 506.19 feet; thence turn 04 deg. 56' 24" right and run Northeasterly a distance of 766.45 feet; thence turn 103 deg. 04' 15" left and run Northwesterly a distance of 714.05 feet to a point on the Easterly right of way of Shelby County Highway No. 61; thence turn 77 deg. 11' 07" left and run Southwesterly along said right of way a distance of 145.00 feet to the point of beginning of the following described property; thence continue along the last described course a distance of 145.00 feet; thence turn 102 deg. 48' 53" left and run

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Easterly a distance of 150.00 feet; thence turn 77 deg. 11' 07" left and run Northeasterly a distance of 145.00 feet; thence turn 102 deg. 48' 53" left and run Northwesterly a distance of 150.00 feet to the point of beginning.

According to survey dated October 21, 1996, of M. D. Arrington, Reg. No. 10686.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1996 and subsequent years.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 131, page 451, in Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County as recorded in Deed Book 164, page 516, in said Probate Office.

Iva Jean Hallman is one and the same person as Iva Jean Templin, the surviving grantee in that certain deed recorded in Deed Book 236, page 30, in the Probate Office of Shelby County, Alabama; the other grantee, Chester Templin, having died on or about September 4, 1967.

The above property constitutes no part of the homestead of grantor or her spouse.

TO HAVE AND TO HOLD to 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 we do for ourselves, and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 my hand and seal, this 2 day of Dec, 1996.

Iva Jean Hallman
Iva Jean Hallman

(SEAL)

H. J. (Jack) Hallman
H. J. (Jack) Hallman

(SEAL)

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Iva Jean Hallman and husband, H. J. (Jack) Hallman**, 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 2nd day of December, 1996.

Lance Boncher
Notary Public