

SEND TAX NOTICE TO:

(Name) Keith Purdy
295 Chelsea Forest Road
Columbiana, AL 35051
(Address)

This instrument was prepared by .

(Name) Mike T. Atchison, Attorney at Law

(Address) P O box 822, Columbiana, AL 35051

Form 1-1 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 FIVE HUNDRED AND NO/100----- DOLLARS

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

HARRY KEITH PURDY, a married man and wife, ANN M. PURDY

herein referred to as grantor(s) do grant, bargain, sell and convey unto
HARRY KEITH PURDY and wife, ANN M. PURDY,

herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to wit:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO HARRY KEITH PURDY, RECORDED IN DEED BOOK 238 AT PAGE 106, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE S 89°03'00" W, ALONG THE NORTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 169.85 FEET TO A POINT IN THE CENTER OF CHELSEA FOREST DRIVE; THENCE S 11°46'00" W, ALONG THE CENTER OF SAID DRIVE, A DISTANCE OF 209.59 FEET TO THE BEGINNING OF A CURVE; THENCE, ALONG SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 292.53 FEET, AN ARC LENGTH OF 200.18 FEET TO THE POINT OF BEGINNING; THENCE S 50°58'28" W, ALONG THE CENTERLINE OF SAID DRIVE, A DISTANCE OF 51.06 FEET TO THE BEGINNING OF A CURVE; THENCE, ALONG SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 141.71 FEET, AN ARC LENGTH OF 145.58 FEET TO A POINT; THENCE N 70°09'54" W, ALONG THE CENTER OF SAID DRIVE, A DISTANCE OF 270.43 FEET TO POINT; THENCE S 19°55'09" E, A DISTANCE OF 709.00 FEET TO POINT; THENCE N 46°33'44" E, A DISTANCE OF 374.44 FEET TO POINT; THENCE N 29°30'04" E, A DISTANCE OF 157.54 FEET TO POINT; THENCE N 34°07'12" W, A DISTANCE OF 284.62 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY OF SID WHEELER, RLS #16165, DATED FEBRUARY 19, 1998.

03/03/1998-07166
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOTARY PUBLIC 2.50

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 24th

day of February 1998

WITNESS:

(Seal) Harry Keith Purdy
(Seal) Ann M. Purdy
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harry Keith Purdy and Ann M. Purdy 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February A. D. 1998

My Commission Expires: 10/16/2000

(Signature of Notary Public)
Notary Public

Inst 1998-07166