

SEND TAX NOTICE TO:

(Name) Joseph E. Walden

(Address) _____

This instrument was prepared by:

(Name) Mike T. Atchison, Attorney at Law

P O Box 822, Columbiana, AL 35051

(Address) _____

Form 1-14 Rev. 1/92

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 TWO HUNDRED FORTY EIGHT THOUSAND NINE HUNDRED THREE AND 82/100-----DOLLARS

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

Robert C. Russell and wife, Gail Russell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph E. Walden and wife, Laurie A. Walden

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

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$225,100.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-37650

09/28/1998-37650
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 25.00

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 24th

day of September, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

Robert C. Russell

Robert C. Russell

(Seal)

(Seal)

(Seal)

Gail Russell

Gail Russell

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Robert C. Russell and Gail Russell

whose name 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 24th day of September, A. D., 19 98

My Commission Expires: 10/16/2000

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the Northwest quarter of the Southwest quarter of Section 16, Township 22 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence go in a northerly direction along the East line of said quarter-quarter section a distance of 1312.16 feet; thence turn left 79 degrees 39 minutes 52 seconds and go in a northwesterly direction a distance of 196.26 feet; thence turn left 8 degrees 46 minutes 42 seconds and go in a westerly direction a distance of 448.97 feet; thence turn left 68 degrees 30 minutes 53 seconds and go in a southwesterly direction a distance of 1488.18 feet to the south line of said quarter quarter section; thence turn left 113 degrees 30 minutes 16 seconds and go in an easterly direction a distance of 1224.21 feet to the point of beginning.

Also a sixty (60) foot wide non-exclusive right of way for ingress and egress, being thirty (30) feet either side of the following described centerline:

Commence at the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 16;; thence go in a northerly direction along the East line of said quarter-quarter section a distance of 1312.16 feet to the centerline of a gravel road and the point of beginning; thence turn right 100 degrees 20 minutes 08 seconds and go in an easterly direction a distance of 221.21 feet; thence turn left 8 degrees 14 minutes 17 seconds and go in a easterly direction a distance of 803.49 feet to the westerly right of way of Alabama Highway No. 145 and the point of ending; said easement being in the Northeast quarter of the Southwest quarter of said Section 16.

Also a thirty (30) feet wide private easement for ingress and egress, being fifteen (15) feet either side of the following described centerline:

Commence at the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence go in a northerly direction along the East line of said quarter-quarter section a distance of 1312.16 feet to the centerline of a gravel road and the point of beginning; thence turn left 79 degrees 39 minutes 52 seconds and go in a northwesterly direction a distance of 196.26 feet; thence turn left 8 degrees 46 minutes 42 seconds and go in a westerly direction a distance of 448.97 feet; thence turn left 6 degrees 42 minutes 18 seconds and go in a westerly direction a distance of 81.46 feet; thence turn left 25 degrees 51 minutes 57 seconds and go in a southwesterly direction a distance of 46.91 feet to the point of ending; said easement being in the Northwest quarter of the Southwest quarter of said Section 16.

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002 CSH 35.00