

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Two Thousand and NO/100 (\$82,000.00 Dollars and other good and valuable consideration to the undersigned, Ricky Patterson as Moderator of the Cahaba River Association of Free Will Baptist herein referred to as Grantor, in hand paid by Timothy R. Abbott and wife, Rosie L. Abbott herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Partly in the SE1/4-NE1/4, Section 7, Township 18 South, Range 2 East and in the SW1/4-NW1/4 of Section 8, township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: For a POINT OF BEGINNING, commence at a 1 inch crimped top pipe accepted as the Southeast corner of SE1/4-NE1/4 of Section 7, Township 18 South, Range 2 East according to a deed on record to the Cahaba River Free Will Baptist Church in the Office of the Judge of Probate of Shelby County, Alabama with the Parcel I. D. Number's 58-05-3-08-0-001-016.000 and 58-05-3-07-0-001-005.000 and proceed N 19 deg. 06' 58" W 1069.40 feet to a 2 inch crimped top pipe in place; thence S 88 deg. 49' 04" E 1182.15 feet to a Railroad Spike set in the center of County Road 55 (Lakeview Rd.); thence S 15 deg. 32' 29" W 1035.52 feet to a Railroad Spike set in the center of said County Road 55 at the intersection of said road centerline and the accepted South boundary of the SW1/4-NW1/4 of the aforementioned Section 8; thence leaving said road centerline proceed N 88 deg. 47' 53" W along the South boundary of said SW1/4-NW1/4 for 554.36 feet, back to the POINT OF BEGINNING of herein described parcel of land containing 19.99 acres.

This is the same property as that property described on that certain deed dated March 16, 1966 and filed in Deed Book 241 at Page 245 in the Office of the Judge of Probate of Shelby County, Alabama.

Ricky Patterson as Moderator of the Cahaba River Association of Free Will Baptist has been given the authority to sign this conveyance by Statement of Authority as filed in Instrument # _____ in the Office of the Judge of Probate of Shelby County, Alabama.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors

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and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 7th day of May, 1999.


Ricky Patterson as Moderator

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Ricky Patterson as Moderator of the Cahaba River Association of Free Will Baptists whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of May, 1999.


NOTARY PUBLIC
My Commission Expires: 9/25/2000

This document prepared by:

Gregory S. Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 305
Childersburg, Alabama 35044

Please send tax notice to:
Ralph and Rosie Abbott
P.O. Box 194
Childersburg, Alabama 35044

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