

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, Lorraine N. Rowe, a married woman herein referred to as Grantor, in hand paid by Monta Standridge and wife, Emma B. Standridge herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does 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:

Commence at an existing 2" Pipe at the Northwest corner of Section 12, Township 19 South, Range 2 East, Shelby County, Alabama and run S 01 deg. 04' 01" E, a distance of 989.26 feet to an existing 1/2" capped rebar RNG CA0114LS on the North right-of-way line of County Road #60 (80' Right-Of-Way); thence run along said Right-Of-Way with the following two (2) chords: (1) S85 deg. 26' 49" E, a distance of 937.50 feet to an existing 1/2" capped rebar RNG CA0114LS ; (2) thence S 86 deg. 17' 15" E, a distance of 140.37 feet to the Point of Beginning; thence leaving said Right-Of-Way N 02 deg. 12' 10"E, a distance of 112.00 feet to an existing 1/2" capped RNG CA0114LS ; thence S 68 deg. 25' 28" E, a distance of 116.19 feet to an existing 1/2" capped rebar RNG CA0114LS ; thence S 24 deg. 38' 43" E, a distance of 86.73 feet to an existing 1/2" rebar on the North Right-Of-Way line of said County Road #60; thence N 86 deg. 17' 15" W, along said Right-Of-Way a distance of 148.83 feet to the Point of Beginning and containing 0.27 acre, More or Less.

The herein description is from a survey by Perman Engineering Co. Dated May 23, 2003.

This document is prepared without benefit of title examination by the Preparer.

This is not the homestead property of the Grantor, nor her spouse.

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 Grantor does for herself and her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 Grantor has hereunto set her hand and seal this the 11th day of June, 2003

Lorraine N. Rowe
Lorraine N. Rowe

Florida
STATE OF ALABAMA)
Baldwin COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Lorraine N. Rowe, a married woman whose names 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of June, 2003.

[Signature]
NOTARY PUBLIC
My Commission Expires:

This document prepared by:

Mitchell & Graham, PC
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Monta and Emma B. Standridge
59 Woodside
Childersburg, Alabama 35044

