

This instrument was prepared without
evidence of title by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
3832 Hwy 30
Wilsonville, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Larry K. Mathews and Phyllis C. Mathews, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Larry K. Mathews and Phyllis C. Mathews (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

**A PART OF THE N.E. 1/4 OF THE N.E. 1/4 AND THE S.E. 1/4 OF THE N.E. 1/4
OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY,
ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

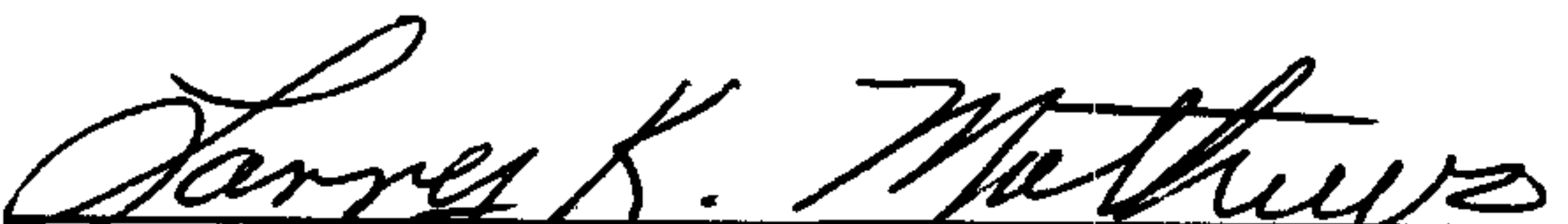
Commence at the northeast corner of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, and run westerly along the North line of said Section 21 a distance of 210.02 feet; thence turn an angle of 90° 08' 07" to the left and run southerly a distance of 2.16 feet to the POINT OF BEGINNING; thence continue along last described course a distance of 1380.57 feet; thence turn an angle of 90° to the right and run westerly a distance of 420.00 feet; thence turn an angle of 90° to the right and run northerly a distance of 312.64 feet; thence turn an angle of 90° to the left and run westerly 5.00 feet; thence turn an angle of 90° right and run northerly 58.00 feet; thence turn an angle of 90° to the right and run easterly 5.00 feet; thence turn an angle of 90° to the left and run northerly 313.93 feet; thence turn an angle of 90° to the right and run easterly a distance of 395.00 feet; thence turn an angle of 90° to the left and run northerly a distance of 696.79 feet to the southerly right-of-way of Shelby County Hwy 30; thence turn an angle of 90° 34' 00" to the right and run easterly along said right-of-way a distance of 25.00 feet to the POINT OF BEGINNING. Said parcel of land contains 7 acres, more or less.

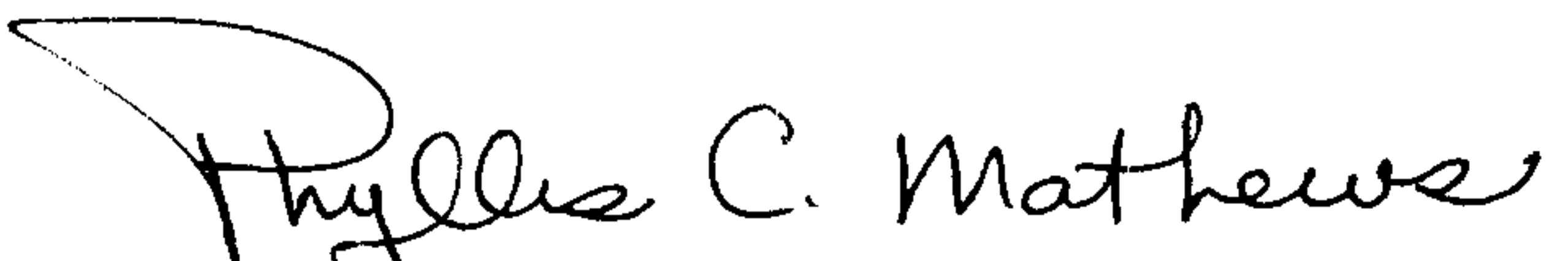
This deed is executed for a nominal consideration in order to create a joint tenancy with right of survivorship.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 22nd day of May, 2004.


Larry K. Mathews


Phyllis C. Mathews

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry K. Mathews and Phyllis C. Mathews, husband and wife, 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 22 day of May, 2004.


Notary Public MY COMMISSION EXPIRES JULY 2, 2008