

SEND TAX NOTICE TO:

(Name) ADAM J. LENNOX III

(Address) 314 VALLEY VIEW LN.
HELLEN, AL. 35000

E 500.02

This instrument was prepared by

(Name) Dale Corley
2100-16th Avenue South

(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND FOR THE PURPOSE OF CLEARING TITLE DOLLARS

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

Euel L. Colburn and wife, Lilla Belle Colburn
(herein referred to as grantors) do grant, bargain, sell and convey unto

Adam J. Lennox, and Mary Ann Lennox
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Begin at the SW corner of the SE 1/4 of the NE 1/4 of SECTION 21, Township 19 South, Range 2 West and run North along the West line of said 1/4-1/4 section a distance of 299.97 feet to a point; thence 98° 39' 15" to the right in a Southeasterly direction a distance of 637.20 feet to a point; thence 83° 43' to the right in a Southerly direction a distance of 230.00 feet to a point on the South line of said 1/4-1/4 section; thence 90° 00' to the right in a Westerly direction along the South line of said 1/4-1/4 section a distance of 621.02 feet to the point of beginning. Contains 165,885.28 square feet or 3.80 acres.

Subject to:

1. Current taxes
2. Right of way to the Water Works Board of the City of Birmingham as set out in Deed Book 304, Page 720.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 247, Page 875 and Deed Book 242, Page 429.

~~\$35,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.~~

This instrument is being recorded to correct the legal description.

BOOK 347 PAGE 615

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 8th

day of April, 19 83

WITNESS:

ALABAMA SHELBY CO.
CORRECTED
1983 JUN -7 AM 9:58

Rec 150
100
250

Euel L. Colburn (Seal)
Euel L. Colburn
Lilla Belle Colburn (Seal)
Lilla Belle Colburn (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Euel L. Colburn and wife, Lilla Belle Colburn whose name s 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 8th day of April, A. D., 19 83

CORLEY, MONC... BYNUM, DE BUYS
ATTORNEY AT LAW
2100 SIXTH AVENUE SOUTH

Notary Public.