

SEND TAX NOTICE TO:

(Name) R.L. MacPherson

620

(Address) Overland Road, Montevallo, Al

This instrument was prepared by

(Name) James O. Standridge(Address) P.O. Box 562, Montevallo, Al 35115

Form 1-1-5 Rev. 5/82

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 Eight Thousand DOLLARS

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

WILLIAM B. SURFACE and wife, JUNE C. SURFACE

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

✓ R.L. MacPHERSON and wife, L.I. MacPHERSON

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

Shelby

County, Alabama to-wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Sec. 22, TWP 22 S, R 3 W, and more particularly described as follows:

Begin at the NW corner of the SW 1/4 of the NW 1/4 of Sec. 22 and go N 89 deg. 51 min. E for 180.21 ft.; thence S 1 deg. 22 min. E for 134.47 ft. to the S boundary of Davila Drive; thence N 84 deg. 06 min. E along this boundary for 272.56 feet to the point of beginning; thence S 45 deg. 38 min. E for 345.41 ft; thence S 45 deg. 46 min. E for 136.97 ft to the centerline of Shoal Creek; thence N 68 deg. 40 min. E along said centerline of Shoal Creek for 227.23 feet; thence N 77 deg. 53 min. E along said centerline for 150.32 ft.; thence N 75 deg. 00 min. E along centerline for 93.50 ft.; thence N 47 deg. 24 min. W for 417.86 ft.; thence S 89 deg. 30 min. W for 376.18 ft. to a point on the E boundary of a culdesac at the end of Davila Drive; thence along this boundary in a Southwesterly direction for 109.98 ft.; to the point of tangent with the South boundary of Davila Drive; thence along this boundary S 84 dge. 06 min. W for 70.38 ft to the point of beginning. Containing 4.5 acres, more or less.

ALSO: Easement for ingress and egress from Davila Drive.

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 1stday of March, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.

NOTARY PUBLIC

NOTARY PUBLIC

(Seal)

William B. Surface (Seal)June C. Surface (Seal)June C. Surface (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife June C. Surface 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 have executed the same voluntarily on the day the same bears date.

Given under hand and official seal this 1st

March

D., 19 84

Notary Public.