

(Name) A. G. and Bobbie M. Trammell

(Address) 3260 Verdure Dr.
Birmingham, Alabama 35226

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) Columbiana, Alabama 35051

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 TWENTY SIX THOUSAND AND NO/100 (\$26,000.00) DOLLARS

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

J. S. Sims and wife, Mirtie L. Sims

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

A. G. Trammell and wife, Bobbie M. Trammell

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

Shelby

County, Alabama to-wit:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed for the purpose of identification.

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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 28

day of June, 19 84.

WITNESS

(Seal)

(Seal)

(Seal)

J. S. Sims (Seal)
J. S. Sims
(Mirtie L. Sims) (Seal)
Mirtie L. Sims (Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. S. Sims and wife, Mirtie L. Sims 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 28 day of June, A. D., 19 84

Notary Public

EXHIBIT "A"

PARCEL ONE (1)

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter on a bearing of North 5 degrees 32 minutes East a distance of 331.50' to a point, Thence turn an angle of 80 degrees 32 minutes Right and run Northeasterly along the North line of Overhill Road a distance of 74.20' to the point of beginning of the property being described, Thence continue along last described course a distance of 324.0' to the P.C., point of beginning of a curve to the left having a central angle of 35 degrees 22 minutes and a radius of 379.64', Thence turn an angle of 17 degrees 41 minutes left to chord and run thence along the chord of said curve a chord distance of 230.63' to the P.T., point of tangency, of same said curve, Thence turn an angle of 107 degrees 41 minutes Left from chord and run Northwesterly along the East line of parcel one a distance of 379.64' to a point, Thence turn an angle of 54 degrees 38 minutes to the Left and run Westerly a distance of 324.0' to a point, Thence turn an angle of 90 degrees 0 minutes to the Left and run Southerly a distance of 379.64' to the point of beginning, containing 3.8 acres, subject to all agreements of probated record.

PARCEL TWO (2)

356 374 Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter on a bearing of North 5 degrees 32 minutes east a distance of 331.50' to a point, Thence turn an angle of 80 degrees 32 minutes to the Right and run Northeasterly along the North line of Overhill Road a distance of 398.20' to the P.C. of a street curve to the left having a central angle of 35 degrees 22 minutes and a radius of 379.64', Thence turn an angle of 17 degrees 41 minutes Left to chord and run along the chord of said curve a chord distance of 230.63' to the point of beginning of the parcel being described, thence turn an angle of 107 degrees 41 minutes Left from chord and run Northwesterly a distance of 379.64' to a point, Thence turn an angle of 35 degrees 22 minutes to the right and run Northerly a distance of 135.50' to a point, Thence turn an angle of 54 degrees 38 minutes to the Right and run Northeasterly a distance of 201.55' to a point, Thence turn an angle of 90 degrees 0 minutes to the right and run Southeasterly a distance of 490.0' to a point on the North line of Overhill Road, Thence turn an angle of 90 degrees 0 minutes to the right and run Southwesterly along the north line of said Overhill Road a distance of 280.0' to the point of beginning, containing 3.1 acres subject to all agreements of probated record.

Above described property being located in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see me 451-427
1984 JUN 28 PM 3:04

Thomas C. [unclear]
JUDGE OF PROBATE

Recd Tax
26.00
Rec. 300
Ind 100
30.00

SIGNED FOR IDENTIFICATION:

J. S. Sims

Mirrie L. Sims