

SEND TAX NOTICE TO:

(Name) A.W.Bell and Lura M.Bell

(Address) Route 1, Box 101
Columbiana, Ala. 35051

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 ONE DOLLAR and an exchange of lands DOLLARS

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

Walter Vansant, Jr. and wife, Donna Bell Vansant

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

A. W. Bell and wife, Lura M. Bell

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

Shelby

County, Alabama to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Westerly along the North line, of said quarter-quarter 200.0 feet to the point of beginning of the property being described, thence 96 degrees 55 minutes left and run South-Southeasterly 683.23 feet to a point; thence 98 degrees 01 minutes right and run Westerly 990.0 feet to a point on the East right of way line of Shelby County highway number 47; thence 83 degrees 27 minutes right and run Northwesterly along said right of way line 30.20 feet to a point; thence 96 degrees 33 minutes right and run Easterly 652.02 feet to a point; thence 97 degrees 39 minutes left and run Northwesterly 645.93 feet to a point on the North line of said quarter-quarter; thence 96 degrees 33 minutes right and run Easterly along said quarter-quarter line 332.17 feet to the point of beginning, containing 5.63 acres and marked on the corners as shown on the plat, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated October 6, 1980.

Subject to easements and rights of way of record.

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

day of December, 19 84.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 DEC -5 PM 1:16

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Walter Vansant, Jr. and wife, Donna Bell Vansant

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

day of

December

A. D., 19 84.

W. E. H.

Notary Public.