

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Seven Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein James W. Rowe and wife, Mary F. Rowe herein referred to as grantors) do grant, bargain, sell and convey unto

Lonnie J. Wooten and Larry H. Burchfield (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 lot and two-story brick building in town of Columbiana in the SE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commencing at a point on the West side of Main Street on the Western boundary of said Main Street 10 inches North of the Northeast corner of where J.L. Peter's building once stood; thence running North along the Western boundary of said Main Street 24 feet 4 inches to the center of the North wall of the building herein conveyed; thence West 90 feet along the South boundary line of Columbiana Savings Bank lot (now belonging to Karl C. Harrison); thence South 24 feet 4 inches; thence East 90 feet to the point of beginning. Situated in Shelby County, Alabama.

\$30,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 12 day of February, 1985.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1985 FEB -4 PM 2:46 (Seal)

James W. Rowe (Seal) Mary F. Rowe (Seal)

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Rowe and wife, Mary F. Rowe 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 1 day of February

Form 31-A

CONWILL & JUSTICE