

(Name) Marvin E. & Mary E. Hall

(Address) _____

This instrument was prepared by

(Name) James O. Standridge

(Address) P. O. Box #1, 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 Five-thousand & 00/100 (\$5,000.00)----- DOLLARS

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

ETTA BOLES,

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

MARVIN E. HALL & wife, MARY E. HALL,

(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 in the SW 1/4 of SW 1/4, Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: From the SW corner of said Section 33, run South 87 deg. 35' 38" East along the Section line 298.6 feet to the point of beginning of subject lot; from said point, continue said course 544.6 feet; thence run North 04 deg. 11' 09" West 161.1 feet; thence run North 08 deg. 15' 24" West 833.3 feet; thence run South 74 deg. 25' 57" West 574.1 feet; thence run South 09 deg. 50' 57" East 820.54 feet, back to the beginning point.

ALSO a non-exclusive easement over and across the following described parcel of land: All that portion of the SW 1/4 of SW 1/4, Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, lying East of the above captioned parcel of land and West of the West right-of-way line of the L & N Railroad right-of-way. Grantees will comply with road lease maintenance & will comply with lease to St. Regis Paper Company in Book 330, p. 986.

ALSO a non-exclusive easement over and across the following described property: From the point of intersection of the West right-of-way of the L & N Railroad and the Northerly right-of-way line of County Road No. 22, as beginning point, run Southwesterly along said highway right-of-way line for 120 feet; thence deflect right 90 deg. for 93 feet; thence deflect right 46 deg. 30' for 329.8 feet to the Section line; thence run Easterly along the Section line to the L & N Railroad right-of-way line; thence Southerly along said L & N right-of-way line to the point of beginning.

A Mortgage in the above amount is executed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 30th

day of July, 1985

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

ETTA BOLES (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

the undersigned

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

hereby certify that ETTA BOLES

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this 30th day of July, 1985, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 30th day of July, A. D., 1985

James O. Standridge

Notary Public.

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