

SEND TAX NOTICE TO:

(Name) Charles A. Coleman

(Address) P.O. Box 997
Calera, AL 35040

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law

(Address) Post Office Drawer D, Calera, AL 35040

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 Ten and no/100 (\$10.00) ----- DOLLARS
And other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Arthur Coleman and wife, Ruth L. Martin Coleman and Charles Arthur Coleman and
wife, Betty Ann Coleman

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

Charles Arthur Coleman and wife, Betty Ann Coleman

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

SHELBY County, Alabama to-wit:

For a point of beginning, commence at the Southeast corner of the NW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West and proceed North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 785.0 feet to a point on the Southeasterly right-of-way line of Alabama Highway No. 25; thence turn an angle of 159°12' left and proceed in a Southwesterly direction along the Southeasterly right-of-way line of said road for a distance of 576.7 feet to the point of beginning of a curve concave right; thence proceed Southwesterly along said right-of-way line and curve concave right for a distance of 541 feet, more or less, to a point on said right-of-way line; thence proceed Southeasterly for a distance of 437 feet, more or less, to a point on the Northwesterly right-of-way line of L. & N. Railroad; thence turn an angle of 90°00" left and proceed Northeasterly along said right-of-way line for a distance of 159.63 feet to a point on the East boundary of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$ of said section 13; thence turn an angle of 36°18'40" left and proceed North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 366.7 feet to the point of beginning and containing 6.07 acres according to the survey of Billy R. Martin, dated the 2nd day of February, 1987.

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

1987 MAR -6 PM 12:13

Thomas M. Henderson, Jr.
JUDGE OF PROBATE

This instrument prepared without benefit of title examination.

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 MARCH, 1987

WITNESSES:

James Arthur Coleman

James Arthur Coleman (Seal)

Charles Arthur Coleman (Seal)

Charles Arthur Coleman

STATE OF ALABAMA

SHELBY COUNTY

Ruth L. Martin Coleman (Seal)
Ruth L. Martin Coleman

Betty Ann Coleman (Seal)
Betty Ann Coleman

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Arthur Coleman & wife, Ruth L. Martin Coleman; Charles Arthur Coleman & wife, Betty Ann Coleman 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

MARCH, A.D., 1987
V. Wayne Causey
My Commission Expires May 26, 1992