

THIS INSTRUMENT WAS PREPARED WITHOUT [REDACTED] TO TITLE
SEND TAX NOTICE TO:

(Name) JOHN A. ARRINGTON
2545 Andorra Drive
(Address) Hephzibah, Georgia 30815

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 THOUSAND THREE HUNDRED THIRTY FOUR DOLLARS AND NO/100---DOLLARS

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

Letha Pearl Upshaw, a married woman

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

JOHN A. ARRINGTON AND WIFE, OZIE PEARL ARRINGTON

(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 Southeast corner of the Southwest quarter of the Northwest quarter of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 01 degree 12 minutes 34 seconds West along the East line of said quarter-quarter a distance of 477.81 feet to the "POINT OF BEGINNING" of the property being described, thence continue along the last described course a distance of 100.67 feet to a point; thence North 73 degrees 02 minutes 09 seconds West a distance of 56.11 feet to a point; thence North 21 degrees 14 minutes 18 seconds East a distance of 70.08 feet to a point, thence North 54 degrees 30 minutes 22 seconds West a distance of 112.37 feet to a point, thence South 69 degrees 59 minutes 09 seconds West a distance of 118.55 feet to a point; thence South 6 degrees 57 minutes 30 seconds East a distance of 32.14 feet to a point; thence South 54 degrees 04 minutes 49 seconds West a distance of 115.47 feet to a point; thence South 17 degrees 02 minutes 43 seconds East a distance of 21.70 feet to a point; thence South 71 degrees 30 minutes 00 seconds West a distance of 105.00 feet to a point; thence South 17 degrees 30 minutes 00 seconds East a distance of 210.00 feet to a point; thence North 27 degrees 50 minutes 00 seconds East a distance of 171.60 feet to a point; thence South 89 degrees 00 minutes 00 seconds East a distance of 272.89 feet to the "POINT OF BEGINNING".
According to the survey of Joseph E. Conn Jr. Ala. Reg. No. 9049, Aug. 27, 1986.

THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR OR THEIR SPOUSE.

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

day of February, 19 87

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT

1987 MAR 23 AM 9:04

Letha Pearl Upshaw (Seal)
Letha Pearl Upshaw

1. Usual Tax 1.50 (Seal)

2. Imp. Tax (Seal)

3. Recording Fee 2.50

4. Indenture Fee 1.00

5.00

STATE OF Ohio
Hamilton COUNTY

JUDGE OF PROBATE

I, Judy J. Riggins, a Notary Public in and for said County, in said State, hereby certify that Letha Pearl Upshaw, a married woman

whose name Letha Pearl Upshaw signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 13th day of February

JUDY J. RIGGINS

Notary Public, State of Ohio

My Commission Expires June 14, 1992
Notary Public.