

SEND TAX NOTICE TO:

(Name) Tommy W. Green and Margaret Rebecca Green

(Address) Rt. 2 Box 83
Montevallo, Al 35115
Send to Verbena, Ala - 36091

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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 OTHER VALUABLE CONSIDERATION AND ONE DOLLAR (\$1.00) DOLLARS

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

L. B. Green and wife, Ida Mae Green; Tommy W. Green and wife, Margaret Rebecca Green; and Betty J. Sneed and husband, John Sneed (herein referred to as grantors) do grant, bargain, sell and convey unto

Tommy W. Green and wife, Margaret Rebecca Green

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

Shelby

County, Alabama to-wit:

All right, title, and interest of the respective grantors in and to such portion of the following described parcel which such individual grantors own and hold, this conveyance being a conveyance for a non-exclusive easement, to provide ingress and egress to and from the property of the grantees over and across the following described parcel:

Begin at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, and run North, along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 15 feet; thence run East, parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 199 feet; thence run Southeasterly a distance of slightly more than 30 feet, to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section which is 229 feet East of the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section (which is also the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11, Township 24 North, Range 12 East) a distance of 65 feet to a point which is 264 feet East of the NW corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 11, and which is also the NE corner of property heretofore conveyed to L. B. Green and wife, Ida Mae Green, as shown by deed recorded in Deed Book 337 at page 905, Office of Judge of Probate of Shelby County, Alabama; thence run South, parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, and along the East line of said L. B. and Ida Mae Green property, a distance of 30 feet; thence run West, parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 65 feet; thence run Northwesterly a distance of slightly more than 30 feet, to a point which is 199 feet East of the West line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, and 15 feet South of the North

(Continued on reverse side hereof)

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 April, 19 86

L. B. Green (Seal)
(L. B. Green)

Tommy W. Green (Seal)
(Tommy W. Green)

Betty J. Sneed (Seal)
(Betty J. Sneed)

STATE OF ALABAMA

SHELBY

COUNTY

Ida Mae Green (Seal)
(Ida Mae Green)

Margaret Rebecca Green (Seal)
(Margaret Rebecca Green)

John Sneed (Seal)
(John Sneed)

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that L. B. Green and wife, Ida Mae Green

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

5th

day of

April

A. D., 19 86.

Wallace R. Hood

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

(continued from front side)

line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run West, parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 199 feet to a point on the West line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run North, along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 15 feet to the point of beginning.

The Easement herein granted shall be a part of a private road connecting with Shelby County Highway No. 155 and shall be construed as an easement running with the land.

Subject to easements, rights of way, and liens of record.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy W. Green and wife, Margaret Rebecca Green, whose names 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 seal this 8th day of April, 1986.

Grimy G. Hall
Notary Public

My Commission Expires November 1, 1986

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty J. Sneed and husband, John Sneed, whose names 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 seal this 5th day of April, 1986.

Mallan R. Moon
Notary Public

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

88 FEB 10 AM 11:44

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 5.00
TOTAL 10.50