

1388

SEND TAX NOTICE TO:

(Name) Johnny L. Lowe, Jr.  
Route 2, Box 209  
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
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 Five Hundred and no/ 100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Harold J. Hall, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Johnny L. Lowe, Jr. and wife, Jean F. Lowe

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This property constitutes no part of the homestead of the grantor or of his spouse.

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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 14th

day of May, 19 88

WITNESSES

Dechi Ronica Terenz (Seal)  
Donna D. D. D. (Seal)  
\_\_\_\_\_  
(Seal)

Harold J. Hall (Seal)  
Harold J. Hall (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ~~ALABAMA~~ FLORIDA }  
CHARLOTTE COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold J. Hall, a married man whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th

day of May

A. D., 19 88

Notary Public, State of Florida  
My Comm. Expires April 22, 1992

# EXHIBIT "A"

Commence at the Northwest corner of the SE 1/4 of the SW 1/4, Section 7, Township 22 South, Range 2 East; thence run East along the North line of said 1/4-1/4 Section, a distance of 330.79 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 426.69 feet, to the South right-of-way of Shelby County Hwy. No. 42; thence turn a deflection angle of 154 deg. 09 min. 23 sec. to the right and run a distance of 1458.28 feet; thence turn a deflection angle of 41 deg. 54 min. 40 sec. to the left and run a distance of 555.98 feet; thence turn a deflection angle of 94 deg. 40 min. 00 sec. to the left and run a distance of 134.00 feet, to the point of beginning; thence continue in the same direction a distance of 60.00 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 110.00 feet to a point on the shore line of Lay Lake Reservoir; thence turn a deflection angle of 120 deg. 15 min. 23 sec. to the right and run along said shore line a distance of 69.46 feet; thence turn a deflection angle of 59 deg. 44 min. 37 sec. to the right and run a distance of 75.00 feet, to the point of beginning. Situated in the SW 1/4 of the SE 1/4, Section 7, Township 22 South, Range 2 East, Shelby County, Alabama.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITIES, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence run East along the North 1/4-1/4 line 702.35 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 1006.48 feet to the end of a paved road and the point of beginning of said centerline; thence turn left 120 deg. 08 min. 48 sec. and run Northeast along the center of an existing chert road 182.96 feet; thence turn left 04 deg. 35 min. 47 sec. and run Northeast 139.55 feet to the end of said 30-foot right-of-way and the beginning of a 60-foot right-of-way, 30 feet on each side of the following described centerline: thence turn right 98 deg. 35 min. 09 sec. and run Southeast 37.74 feet; thence turn left 41 deg. 54 min. 40 sec. and run Southeast 600 feet, more or less, to the edge of Lay Lake and the end of said centerline.

ALSO, a non-exclusive right of way for ingress, egress, and utilities, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence run East along the North 1/4-1/4 line 702.35 feet; thence turn right 90 deg. 00 min. 00 sec. and run South 1006.48 feet to the end of a paved road and the point of beginning of said centerline; thence turn left 120 deg. 08 min. 48 sec. and run Northeast along the center of an existing chert road 182.96 feet; thence turn left 04 deg. 35 min. 47 sec. and run Northeast 139.55 feet to the end of said 30-foot right-of-way and the beginning of a 60-foot right-of-way, 30-feet on each side of the following described centerline: thence turn right 98 deg. 35 min. 09 sec. and run Southeast 37.74 feet; thence turn left 41 deg. 54 min. 40 sec. and run Southeast 539.12 feet; thence turn left 94 deg. 40 min. 00 sec. and run Northeast 285.56 feet; to the end of said centerline.

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

88 MAY 18 PM 3:13

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 15.00
2. Map Tax	_____
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
<b>TOTAL</b>	<b>6.50</b>