

SEND TAX NOTICE TO:

(Name) Grantees

(Address) 161 Chestnut Lane
Maylene, AL 35114

This instrument was prepared by DOUGLAS ROGERS
ATTORNEY AT LAW
(Name) 1920 MAYFAIR DRIVE
(Address) BIRMINGHAM, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL. 500.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edmund P. Blackwell, one and the same as Edmund P. Blackwell, Sr. and
wife Lynda B. Blackwell

(herein referred to as grantors) do grant, bargain, sell and convey unto
Edmund P. Blackwell, Sr. and Lynda B. Blackwell

(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 SW corner of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 46.74 feet to the SW corner of Lot 27, according to the Map of Chestnut Glen Phase Two; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds and run along the South line of said Lot 27, for a distance of 275.14 feet to the Point of Beginning; thence continue along the last described course for a distance of 330.57 feet to the SE corner of said Lot 27, said point being the Point of Beginning of a curve to the left having a central angle of 31 degrees 28 minutes 08 seconds and a radius of 66.0 feet; thence run along the arc of said curve for a distance of 36.25 feet; thence turn an angle to the right of 61 degrees 15 minutes 37 seconds as measured from chord for a distance of 147.19 feet; thence turn an angle to the left of 44 degrees 36 minutes 06 seconds for a distance of 365.48 feet; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds for a distance of 244.92 feet; thence turn an angle to the right of 90 degrees 55 minutes 27 seconds for a distance of 500.0 feet to the Point of Beginning. Situated in Shelby County, Alabama.

This deed is issued to establish survivorship rights in the Grantees.

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 28th

day of February, 1989

89 MAR -7 AM 10:09
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax \$ 2.50
3. Recording Fee \$ 1.00
4. Indexing Fee \$ 1.00
TOTAL \$ 4.00

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edmund P. Blackwell, Sr. and Lynda B. Blackwell 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 28th day of February, A.D., 1989

Edmund P. Blackwell Sr.
EDMUND P. BLACKWELL, SR.

Lynda B. Blackwell
LYNDA B. BLACKWELL

J. Douglas Rogers
Notary Public