

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Karen R. Joines and wife, Ann H. Joines

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lawrence Jacobs

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

All that part of Lots 3 and 4 in Block "H", according to the plan and survey made by W.E. Crume, Civil Engineer, of the Town of Vincent, Alabama, described as beginning at the SE corner of a brick store building owned by J.W. Arthur on January 10, 1930 and which is now known as the A.A. Gorman storehouse lot, and running thence in a Westerly direction along the South line of said A.A. Gorman storehouse lot to the right-of-way of the Central of Ga. R.R. Company; run thence along said right-of-way in a South-easterly direction to the Coosa Valley road; run thence in a Northerly direction along the West side of said Coosa Valley Road to the point of beginning, and which said lot of land is more accurately described by a survey as follows: Commencing at the NW corner of Section 14, Township 19, Range 2 East, and run thence South 251 feet; run thence East 471 feet to the point of beginning of the lot hereinafter described, said point of beginning being the intersection of the East right-of-way line of the Central of Georgia Railroad right-of-way with the West right-of-way line of the Coosa Valley Public Road, run thence at an angle to the left of 68 deg. 54 min. along the West side of said Coosa Valley Road, in a Northerly direction, a distance of 50.9 feet; run thence at an angle of 90 deg. to the left a distance of 71.7 feet to the East side of the right-of-way of the Central of Ga.R.R., run thence at an angle of 125 deg. to the left and along the East side of said railroad right-of-way a distance of 87.8 feet to the point of beginning. All situated in the Town of Vincent, Alabama.

This deed is given to replace a previous deed which has been lost and which was not recorded.

1. Deed Tax \$ 1.00
2. Mtg. Tax 0.00
3. Recording Fee 2.50
4. Indexing Fee 2.00
5.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th

day of May, 19 89.

(SEAL)

Karen R. Joines

(SEAL)

(SEAL)

Ann H. Joines

(SEAL)

(SEAL)

Ann H. Joines

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Karen R. Joines and wife, Ann H. Joines

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 30th day of May, A.D. 19 89.