

SEND TAX NOTICE TO:

(Name) Howard N. Rigsby

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-8 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 Fifty-Two Thousand and no/100 DOLLARS

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

Annette B. Cleckler, a married woman

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

Howard N. Rigsby and Belle E. Rigsby

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

Shelby

County, Alabama to-wit:

A part of the SW 1/4 of SW 1/4 and the NW 1/4 of SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the West line of said 1/4-1/4 a distance of 460.45 feet to a point on the South right of way line of Shelby County Highway Number 80; thence turn an angle of 76 degrees 31 minutes 45 seconds right to chord and run in a Northeasterly direction along the chord of a highway curve to the right a chord distance of 308.45 feet to a point in the centerline of a gravel drive; thence turn an angle of 88 degrees 42 minutes 30 seconds right from chord and run Southerly along the centerline of said gravel drive a distance of 143.37 feet to the PC of a curve to the right having a central angle of 19 degrees 37 minutes and a radius of 235.0 feet; thence continue along the centerline arc of said curve an arc distance of 80.46 feet to the PT of said curve; thence continue along the centerline of said gravel drive a tangent distance of 43.85 feet to the PC of a curve to the left having a central angle of 32 degrees 16 minutes and a radius of 170.0 feet; thence continue along the centerline arc of said curve an arc distance of 95.74 feet to the PT of said curve; thence continue along the centerline of said gravel drive a tangent distance of 68.68 feet to the PC of a curve to the right having a central angle of 6 degrees 55 minutes and a radius of 330.0 feet; thence continue along the centerline arc of said curve an arc distance of 39.84 feet to the PT of said curve; thence continue along the centerline of said gravel drive a distance of 121.18 feet to a point; thence turn an angle of 21 degrees 00 minutes 00 seconds to the right and run Southerly a distance of 255.26 feet to a point; thence turn an angle of 91 degrees 30 minutes 00 seconds right and run Westerly a distance of 446.43 feet to a point; thence turn an angle of 87 degrees 59 minutes 45 seconds right and run Northerly along the West line of the SW 1/4 of the SW 1/4 of said Section 23, a distance of 273.0 feet to the point of beginning.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HER 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 1st

day of December, 19 89

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
1. Deed Tax \$52.00
2. Mtg Tax _____
3. Recording Fee 2.50 89 DEC -4 AM 10:57 (Seal)
4. Indexing Fee 3.00
TOTAL 58.50 JUDGE OF PROBATE (Seal)
STATE OF ALABAMA
SHELBY COUNTY

Annette B. Cleckler (Seal)
Annette B. Cleckler

(Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Annette B. Cleckler, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A. D., 19 89

Mike T. Atchison