

SEND TAX NOTICE TO:

(Name) David Gene Chenoweth

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

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 Eighty-Five Thousand and no/100 (\$85,000.00) DOLLARS

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

Clyde Buzzard and wife, Linda Buzzard

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

David Gene Chenoweth and Kay S. Chenoweth

(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, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1990 and subsequent years, minerals and mining rights previously excepted, permits, rights of way, roadways of record, or in evidence through use.

\$65,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

BOOK 279 PAGE 712

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 19th

day of February, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

Clyde Buzzard
(Seal)

Linda Buzzard
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

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

hereby certify that Clyde Buzzard and wife, Linda Buzzard

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 official seal this 19th

day of February

A. D., 19 90

Mike T. Atchison

EXHIBIT "A"
LEGAL DESCRIPTION:

PARCEL I:

Commencing at the NE corner of the NE 1/4 of NW 1/4 of Section 2, Township 20 South, Range 1 West, run South along the East line of said 1/4-1/4 Section to a Shelby County gravel road; thence in a Northwesterly direction along the center line of said gravel road 175 feet, more or less, to an intersection with an old logging road, being the point of beginning; thence begin at the center line of said old logging road, run thence in a Southerly direction along said center line as it meanders for a distance of 263 feet to a metal stake; thence Westerly and parallel with the North line of said 1/4-1/4 Section a distance of 310 feet to a metal stake marking the Southwest corner; thence turn an angle to the right of 91 degrees 26 minutes and run in a Northerly direction a distance of 415 feet to a metal stake; thence continue Northerly to the center line of the aforementioned Shelby County gravel road; thence in an Easterly direction along the center line of said gravel road as it meanders for a distance of 500 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

Commencing at the NE corner of the NE 1/4 of NW 1/4 of Section 2, Township 20 South, Range 1 West, run South along the East line of said 1/4-1/4 Section to a Shelby County gravel road; thence in a Northwesterly direction along the center line of said gravel road a distance of 175 feet, more or less, to an intersection with an old logging road; thence run in a Southerly direction along the center line of said old logging road as it meanders for a distance of 263 feet, more or less, to the point of beginning; thence begin at the center line of said old logging road run thence in a Southerly direction along said center line as it meanders for a distance of 475 feet, more or less, to a point in the center line of said old road being at the South edge of a cleared field; thence West and parallel with the North line of said 1/4-1/4 Section to a point in the middle of the Yellow Leaf Creek; thence in a Northwesterly direction along the center of said creek a distance of 300 feet, more or less; thence in a Northerly direction a distance of 200 feet to a metal stake, marking the Northwest corner; thence at an angle of 91 degrees 26 minutes in an Easterly direction a distance of 310 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III:

Beginning at the SE corner of the NE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, run North along the East line of said 1/4-1/4 Section a distance of 400 feet; thence West and parallel with the South line of said 1/4-1/4 Section a distance of 250 feet to a point in the center of an old logging road; thence South a distance of 260 feet, more or less, to the Southeast corner of a parcel of land belonging to Ralph W. Gilmore and his wife, Elizabeth R. Gilmore; thence West a distance of 175 feet, more or less, to a point in the middle of the Yellow Leaf Creek; thence in a Southerly direction along the center of said creek a distance of 140 feet, more or less, to a point in the South line of said 1/4-1/4 Section; continuing along the center of said creek in a Southerly and Southeasterly direction as it continues into the SE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, a distance of 375 feet, more or less; thence East and parallel to the North line of the latter said 1/4-1/4 Section a distance of 200 feet to a point in the East line of the latter said 1/4-1/4 Section; thence North along the East line of the latter said 1/4-1/4 Section a distance of 275 feet to the point of beginning. Situated in Shelby County, Alabama.

1. Deed Tax	-----	\$ 20.00
2. Mtg. Tax	-----	\$ 5.00
3. Recording Fee	-----	\$ 3.00
4. Indexing Fee	-----	\$ 1.00
5. No Tax Fee	-----	\$ 1.00
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 29.00

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

90 FEB 21 AM 11:30

JUDGE OF PROBATE

BOOK 279 PAGE 713