

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. David E. Rhea
Route 4, Box 943
 (Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) J. Michael Joiner, Joiner and Kramer
 (Address) P.O. Box 1012, Alabaster, Alabama 35007

Form 1-1-3 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

500

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other Good and Valuable Considerations (\$1.00) DOLLARS

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

David E. Rhea and wife, Francille W. Rhea
 (herein referred to as grantors) do grant, bargain, sell and convey unto

David E. Rhea and wife, Francille W. Rhea
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Legal description attached hereto as Exhibit "A"

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

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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, we have hereunto set our hand(s) and seal(s), this 7th day of March, 1990

WITNESS:

 (Seal)

 (Seal)

 (Seal)

David E. Rhea (Seal)
Francille W. Rhea (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David E. Rhea and wife, Francille W. Rhea 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 7th day of March, 1990

Emmett A. Hance

EXHIBIT "A"

A part of the NW 1/4 of the SE 1/4 and also a part of the NE 1/4 of the SW 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 3 West and run west along the north line of said 1/4-1/4 section 787.45 feet; thence turn 92 deg 40 min 04 sec left and run 527.51 feet to the point of beginning; thence turn 90 deg right and run 638.56 feet to the east right of way line of Shelby County Road No. 12, also being the north boundary of a 30 foot road right-of-way; thence turn 178 deg 49 min 45 sec left and along last said right-of-way 107.02 feet; thence 5 deg 17 min 14 sec right and along said right-of-way 162.61 feet; thence turn 14 deg 35 min right and along said R.O.W. 48.15 feet; thence turn 31 deg 32 min right and along said right-of-way 146.69 feet; thence turn 20 deg 00 min left and along said right-of-way 30 deg 77 min; thence turn 122 deg 34 min left and run 112.20 feet; thence turn 90 deg right and run 210 feet; thence turn 90 deg right and run 210 feet; thence turn 90 deg right and run 62.20 feet to the south boundary of a 30 foot road right-of-way; thence turn 57 deg 26 min left and run 55.23 feet; thence turn 20 degrees right and along said right-of-way 143.41 feet; thence turn 31 deg 32 min left and along said right-of-way 35.85 feet; thence turn 14 deg 35 min left and along said right-of-way 157.39 feet; thence turn 5 deg 57 min 54 sec left and along said right-of-way 106.98 feet to the east right-of-way line of Shelby County Road No. 12; thence turn 87 deg 25 min 27 sec left and along said east right-of-way of Shelby County Road No. 12 296.68 feet; thence turn 91 deg 42 min 13 sec left and run 735.33 feet; thence turn 92 deg 02 min 06 sec left and run 352.14 feet; thence turn 90 deg 00 min left and run 75.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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

90 MAR -9 PM 3:20

John W. Starnes, Jr.
JUDGE OF PROBATE

1. Dead Tax	—	20
2. Mtg. Tax	—	
3. Recording Fee	—	3.00
4. Indexing Fee	—	3.00
5. No Tax Fee	—	
6. Certified Fee	—	1.00
Total	—	9.50