

SEND TAX NOTICE TO:

(Name) Daryl R. Longenecker
Route 1, Box 9901
(Address) Columbiana, AL 35051

This instrument was prepared by PORTERFIELD, HARPER & MILLS, P.A.
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BIRMINGHAM, ALABAMA
35253-0790

Form 1-1-5 Rev. 5/83
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 One Thousand Two Hundred Fifty and No/100----- DOLLARS

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

STEVEN EDWARD WESTENDORF, a married man, AND CRAIG EUGENE WESTENDORF, an unmarried man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

DARYL R. LONGENECKER and, wife, JANET M. LONGENECKER,
(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.

\$51,017.00 of the total consideration recited above was paid from the proceeds of a mortgage loan executed simultaneously herewith.

The subject property is not the homestead or residence of STEVEN EDWARD WESTENDORF.

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 5th day of July, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

Steven Edward Westendorf
STEVEN EDWARD WESTENDORF

Craig Eugene Westendorf
CRAIG EUGENE WESTENDORF

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that STEVEN EDWARD WESTENDORF, a married man, and CRAIG EUGENE WESTENDORF, an unmarried man, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th

July

1990

CASE NO. 90060092

EXHIBIT A - LEGAL DESCRIPTION

A tract of land situated in the East 1/2 of the Northwest 1/4 of Southeast 1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southwest corner of the East 1/2 of the Northwest 1/4 of Southeast 1/4 of Section, which is the point of beginning; thence run North along West boundary of said East 1/2 of said 1/4-1/4 section 209.92 feet; thence 89 degrees, 53 minutes right, run East and parallel with the South boundary of said East 1/2 of said 1/4-1/4 section 209.53 feet; thence 90 degrees, 07 minutes right, run South and parallel with the West line of said East 1/2 of said 1/4-1/4 section 209.92 feet; thence 89 degrees, 53 minutes right, run West along South boundary of said East 1/2 of the Northwest 1/4 of Southeast 1/4, 209.53 feet to the point of beginning.

Easements for ingress and egress more particularly described as follows:

Easement #1:

Commence at the Southeast corner of the Northeast 1/4 of Southwest 1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; North along the East line of said 1/4-1/4 section 9 feet to the point of beginning; thence 90 degrees left 296 feet to the centerline of Shelby County Highway #446 and the end of said easement.

Easement #2:

Commence at the Northwest corner of the Southwest 1/4 of Southeast 1/4 of Section 35, Township 20 South, Range 1 West; thence South along the West line of said 1/4-1/4 section 9 feet to the point of beginning; thence East and parallel with the North line of said 1/4-1/4 section 694.85 feet to the beginning of a curve to the left; said curve having a central angle of 11 degrees, 56 minutes, 11 seconds and a radius of 120 feet; thence follow the arc of said curve 25 feet to the end of said easement.

Easement #3

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 20 South, Range 1 West; thence run West along the South line of the Northeast 1/4 of the Southwest 1/4 of the above mentioned section 296 feet to the centerline of Shelby County Road #446; thence 90 degrees right 9 feet to a point; thence 90 degrees to the right 296 feet to the West line of the Southeast 1/4 of the above mentioned section which is the point of beginning; thence 22 degrees, 34 minutes, 37 seconds right 24.24 feet to the South line of the Northwest 1/4 of the Southeast 1/4 of the above mentioned section which is the end of said easement. Situated in Shelby County, Alabama.

1. Deed Tax
2. 5.00
3. 3.00
4. 1.00
5.
6.

STEWART TITLE
GUARANTEE COMPANY