

SEND TAX NOTICE TO:

(Name) Gene Arnold and Betty Arnold

(Address) 3663 Hwy 26
Columbiana, AL 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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

\$500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) & other good and valuable consideration

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

Fred Moore, an unmarried man

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

Gene Arnold and wife, Betty Arnold

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

Shelby

County, Alabama to-wit:

Commence at the SW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the South line of said $\frac{1}{4}$ Section a distance of 136.90' to a point; thence turn 88 deg. 08'00" left and run Northerly 206.22' to a point; thence turn 91 deg. 14' 00" right and run Easterly a distance of 38.84' to the point of beginning of the property being described; thence continue along last described course a distance of 200.63' to a point; thence turn 164 deg. 46' 07" left and run Northwesterly a distance of 209.30' to a point; thence turn 106 deg. 36' 36" left and run Southerly a distance of 55.00' to the point of beginning, containing 0.127 of an acre and marked on each corner with a steel rebar pin. According to survey of Joseph E. Conn, Jr. dated April 1, 1991.

BOOK 337 PAGE 380

1. State Tax	<u>50.00</u>
2. County Tax	<u>1.00</u>
3. Recording Fee	<u>3.00</u>
4. Notary Fee	<u>1.00</u>
5. State Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>7.00</u>

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

91 APR -8 PM 3:28

JUDGE OF PROBATE

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 my have hereunto set my hand(s) and seal(s), this 8th

day of April, 1991

WITNESS:

(Seal)

(Seal)

(Seal)

Fred Moore
(Fred Moore)

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned Fred Moore, a Notary Public in and for said County, in said State, hereby certify that 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, A. D. 19 91.

Carroll H. Fowler