

1500

SEND TAX NOTICE TO:

(Name) Edna Faye Hawkins and William Michael Coe  
(Address) 253 Horton Road  
Wilsonville, Alabama 35186

This instrument was prepared by  
(Name) Wallace, Ellis, Fowler & Head  
(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 ONE DOLLAR & OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack Coe and wife, Mary T. Coe  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Edna Faye Hawkins and William Michael Coe  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

The following described property located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama;

Commence at the Northeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 22 for the point of beginning; thence South along East boundary of said quarter-quarter for 1326.68 feet to the South boundary of said quarter-quarter; thence 90 deg. 38' right for 1284.15 feet along the South boundary of said quarter-quarter; thence 67 deg. 11' 15" right for 49.62 feet; thence 112 deg. 48' 45" right for 100.00 feet; thence 90 deg. 38' left for 87.07 feet; thence 91 deg. 38' 30" right for 374.00 feet; thence 92 deg. 26' 41" left for 1200.68 feet to the North boundary of said quarter-quarter; thence 91 deg. 25' 46" for right for 846.18 feet along North boundary of said quarter-quarter to the point of beginning. Contains 26.72 acres, more or less; said property being shown as "Tract B" according to the survey dated December 13, 1991, of Ralph E. Chappell, P.L.S. 10549.

BOOK 393 PAGE 449

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 February day of 19 92

WITNESS:

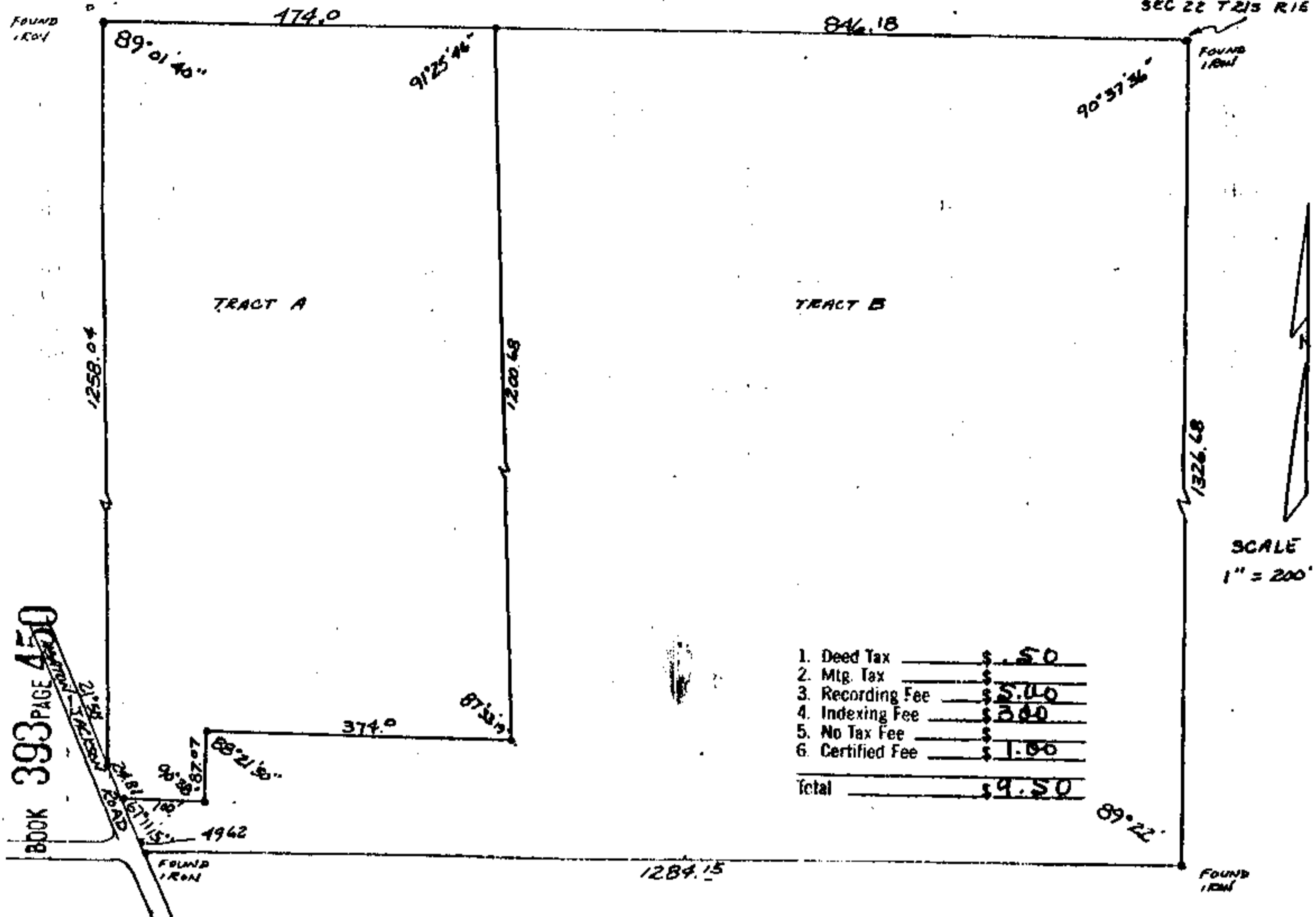
\_\_\_\_\_  
(Seal) Jack Coe (Seal)  
(Jack Coe)  
\_\_\_\_\_  
(Seal) Mary T. Coe (Seal)  
(Mary T. Coe)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack Coe and wife, Mary T. Coe 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 A. D., 19 92

Debra Horton



STATE OF ALABAMA  
 SHELBY COUNTY

I, Ralph E. Chappell, a Registered Land Surveyor, certify that this is a true and correct map of a survey made by Ronald J. Firestone under my supervision of property located in the N.E. 1/4 of the S.E. 1/4 of Section 22, Township 21 South, Range 1 East, Shelby County Alabama. More particularly described as follows:

TRACT A

Commence at the northwest corner of the N.E. 1/4 of the S.E. 1/4 of said section 22 for the point of beginning; thence east along the north boundary of said quarter-quarter for 474.00 ft.; thence right 88°34'14" for 1200.68 ft; thence right 92°26'41" for 374.00 ft.; thence left 91°38'30" for 87.07 ft.; thence right 90°38' for 100.00 ft.; thence right 67°11'15" 24.81; thence right 21°50' for 1258.04 ft. to the point of beginning. Contains 13.36 Acres more or less.

TRACT B

Commence at the northeast corner of the N.E. 1/4 of the S.E. 1/4 of said section 22 for the point of beginning; thence south along east boundary of said quarter-quarter for 1326.68 to the south boundary of said quarter-quarter; thence 90°38' right for 1284.15 along south boundary of said quarter-quarter; thence 67°11'15" right for 49.62 ft. thence 112°48'45" right for 100.00 ft.; thence 90°38' left for 87.07 ft.; thence 91°38'30" right for 374.00 ft.; thence 92°26'41" left for 1200.68 ft. to the north boundary of said quarter-quarter; thence 91°25'46" for right for 846.18 ft. along north boundary of said quarter-quarter to the point of beginning. Contains 26.72 Acres more or less

I further certify that there are no easements, encroachment, of right-of-way visible to me or known to exist except as shown on my survey.

According to the U.S. Geological Survey, this property is not in a special flood hazard area.

Said Survey made December 13, 1991

STATE OF ALABAMA  
 I CERTIFY THIS INSTRUMENT WAS FILED

92 MAR -9 PH 3:19



*Ralph E. Chappell*

Ralph E. Chappell

P.L.S. 10549