

SEND TAX NOTICE TO:

(Name) Percy Carl Grover, Jr.

(Address) 404 South Redwood Street
Birmingham, Alabama 35210

This instrument was prepared by

(Name) ✓ Frank R. Parsons(Address) 5308 Oporto-Madrid Blvd., Birmingham, Alabama 35210

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 Ten Dollars and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Patricia Collins Grover and husband, Percy Carl Grover, Jr. (herein referred to as grantors) do grant, bargain, sell and convey unto Percy Carl Grover, Jr. and wife, Patricia Collins Grover and Mary Bowron Grover (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Part of the NE 1/4 of SE 1/4 and the SE 1/4 of NE 1/4 of Section 7, Township 18, South of Range 1 East, and being more particularly described as follows: Begin at the SE corner of the NE 1/4 of SE 1/4 of said Section 7, Township 18, Range 1 East, thence North along the East line of same a distance of 1,601.05 feet to the Northeasterly right of way line of the Dunavant-Valley Road, thence 147° 10' to the left in a southwesterly direction a distance of 1,877.32 feet to a point on a curve to the left having a central angle of 12° 30', a radius of 1,450.00 feet, thence along the arc of said curve a distance of 316.35 feet to the South line of the NE 1/4 of SE 1/4 of said Section 7, thence 115° 56' to the left of the cord of said curve in an easterly direction along said South line a distance of 993.51 feet to the point of beginning.

THIS CONVEYANCE SUBJECT TO:

- 1) Advalorem taxes due and payable October 1, 1992.
- 2) Easement to Alabama Power Company recorded in Deed Book 131, Page 197; Deed Book 93, Page 422 and Deed Book 142, Page 268, in the Probate Office of Shelby County, Alabama.
- 3) Mineral and Mining rights and rights incident thereto recorded in Deed Book 24, Page 422, in said Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 18day of June, 19 92.WITNESS: Percy Carl GroverRECEIVED: Patricia Collins GroverNOTARY PUBLIC: Ann C. BriceSTATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Collins Grover and husband Percy Carl Grover, Jr. whose name 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 18 day of June, A.D. 19 92

Ann C. Brice

Notary Public.