

SEND TAX NOTICE TO:

(Name) Houston Shaw and Gayle Shaw

(Address) 255 Hwy 435  
Columbia, AL 35051

This instrument was prepared by

(Name) Malcolm L. Wheeler, Attorney

2230 3rd Avenue, N.

(Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/00 (\$1.00) and no/00 ----- DOLLARS  
and the execution of a purchase money mortgage for \$25,000.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XXX~~ I,  
Mary W. McCauley, a widow,

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

Houston Shaw and Gayle Shaw

(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 Southwest corner of the Northeast 1/4 of Southeast 1/4 of Section 21, Township 21, Range 1 East, which point is marked by an iron pin; thence run North 7 degrees 00 minutes West on a magnetic bearing, a distance of 940.89 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 87 degrees 51 minutes to the left and run South 85 degrees 09 minutes West along a line being parallel to and 6 feet north of a rail fence marking the north boundary of the McDaniel property a distance of 249.4 feet to a point; thence turn an angle of 99 degrees 05 minutes to the right and run North 4 degrees 14 minutes East a distance of 188.9 feet to a point; thence turn an angle of 103 degrees 11 minutes to the right and run South 72 degrees 35 minutes east a distance of 236.6 feet to a point; thence turn an angle of 67 degrees 21 minutes to the right and run South 5 degrees 14 minutes East a distance of 96.8 feet to the point of beginning. Said parcel is situated in Southeast 1/4 of said Section 21, and being 0.8 acres, more or less. Less and except any part of subject property now a part of a roadway and/or waterway; also subject to easements and rights-of way of record and transmission line permit to Alabama Power Company in Deed Book 172, Page 422, in the Probate Office of Shelby County, Alabama. Oil, gas and mineral and mining rights and all rights incident thereto, including release of damages, excepted.

Mary W. McCauley is the surviving grantee of that certain deed recorded in Deed Book 287, Page 786, in said Probate Office, the other grantee therein, E. D. McCauley, having died on the 23rd day of January, 1992.

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 ~~XXX~~ do for myself ~~(XXXXXX)~~ and for my ~~XXX~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~(XXX)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~(XXX)~~ have a good right to sell and convey the same as aforesaid; that I ~~(XXX)~~ will and my ~~XXX~~ 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 have hereunto set my hand(s) and seal(s), this 17th

day of June, 19 92.

day

of

the

year

1992

at

Shelby

County

Alabama

Notary Public

My

Seal

06/22/1992-11:00 AM  
SHELBY COUNTY JUDGE OF PROBATE  
09:56 AM CERTIFIED  
7:50

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(Seal)

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(Seal)

Mary W. McCauley

(Seal)

(Seal)

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Mary W. McCauley, a widow,

whose name 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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17th day of June A. D. 1992

Daniel B. McIntire

Notary Public.