

SEND TAX NOTICE TO:

(Name) Dale New and Kate New

(Address) 7125 Hwy 49
COLUMBIANA, ALA 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$29,900.00)

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

Everett W. Scruggs and wife, Doris S. Scruggs

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

Dale New and wife, Kate New

(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 SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence run East along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 40.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 39.90 feet to the south R.O.W. line of Alabama Highway No. 25; thence turn an angle of 81 deg. 52 min. to the right and run a distance of 299.80 feet to a point on said R.O.W.; thence turn an angle of 2 deg. 30 min. to the right and run a distance of 51.20 feet to a point on said R.O.W.; thence turn an angle of 00 deg. 31 min. to the left and run a distance of 145.49 feet to a point on said R.O.W. line; thence turn an angle of 2 deg. 16 min. to the left and run a distance of 90.25 feet; thence turn an angle of 3 deg. 44 min. to the left and run a distance of 204.00 feet to a point on said R.O.W. line; thence turn an angle of 2 deg. 42 min. to the left and run a distance of 70.55 feet, to a point on the R.O.W. line and the point of beginning; thence turn an angle of 1 deg. 11 min. to the left and run a distance of 108.50 feet to a point on the south R.O.W. line of Alabama Highway No. 25; thence turn an angle of 87 deg. 12 min. to the right and run a distance of 177.25 feet to the north R.O.W. line of the Southern Railroad; thence turn an angle of 84 deg. 16 min. to the right and run along the Railroad R.O.W. a distance of 151.08 feet; thence turn an angle of 107 deg. 43 min. to the right and run a distance of 202.02 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1992 and subsequent years not yet due and payable.
2. Easements and right of ways affecting subject property.

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 29th

day of JUNE, 19 92.

WITNESS:

(Seal)
(Seal)
(Seal)

Everett W. Scruggs (Seal)
Doris S. Scruggs (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

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

hereby certify that Everett W. Scruggs and wife, Doris S. Scruggs

whose names 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 29th day of June A. D., 19 92

Conrad M. Johnson

Notary Public.

Inst # 1992-12560
IN 06/29/1992-12560
04:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 LARS 37.50