

This instrument was prepared by

Send Tax Notice To: Walter P. Little, Jr.

(Name) Anthony D. Snable, Attorney

name

(Address) 2700 Highway 280 South, Suite 101  
Birmingham, AL 35223

address

1647 Pasadena Lane  
Birmingham, AL 35216

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand and no/100

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Herman Screws and wife, Louise Screws

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Walter P. Little, Jr. and Jane C. Little

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

Shelby

County, Alabama to-wit:

A parcel of land situated in the NW 1/4 of the NE 1/4 of Section 11, Township 18 South,  
Range 1 East, described as follows:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 11 go South 89 deg.  
24 min. 44 sec. East along the North Boundary of said 1/4-1/4 Section for 210.00 feet;  
thence South 00 deg. 37 min. 26 sec. East for 352.75 feet; thence North 89 deg. 34  
min. 35 sec. East for 525.18 feet to the point of beginning; thence South 01 deg. 20  
min. 42 sec. East for 419.88 feet; thence North 88 deg. 39 min. 18 sec. East for 6.65  
feet; thence South 06 deg. 13 min. 54 sec. East for 395.09 feet to a point on a curve  
to the right on the North Boundary of Shelby County Highway No. 50; said curve having  
a central angle of 18 deg. 07 min. 00 sec. and a radius of 858.51 feet; thence Easterly  
along said curve for 271.46 feet; thence North 00 deg. 02 min. 37 sec. East for 812.76  
feet; thence South 89 deg. 30 min. 54 sec. West for 330.33 feet to the point of beginning;  
being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1992.
2. Easements, conditions, restrictions and reservations of record.

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 2nd  
day of July, 1992

WITNESS:

07/15/1992 11:00 AM (Seal)

08:07 AM (Seal)

08:11 AM (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Herman Screws and wife, Louise Screws  
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 2nd day of July, A. D., 1992

Anthony D. Snable

My Commission Expires: 10-21-95

Notary Public.