

SEND TAX NOTICE TO:

Clarence A. Shelton, III

(Name) Kathie F. Shelton

(Address) _____

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway Suite 650
Birmingham, Alabama 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FOUR THOUSAND AND NO/100 DOLLARS

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

Peter C. Winford and Jo B. Winford, a married couple

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

Clarence A. Shelton, III and Kathie F. Shelton

(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 Property conveyed hereby is described on Exhibit "A", attached hereto and made a part hereof.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and payable until October 1, 1992.

Existing easements, rights of way and restrictions of record.

All _____ of the consideration was paid from the proceeds of a mortgage loan.

Inst # 1992-20766

09/21/1992-20766

11:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MJS

10.00

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 11th day of September, 19 92.

WITNESS:

 _____ (Seal)

 _____ (Seal)

 _____ (Seal)

Peter C. Winford (Seal)
 Peter C. Winford

Jo B. Winford (Seal)
 Jo B. Winford

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Gene W. Gray, Jr.

a Notary Public in and for said County, in said State,

hereby certify that Peter C. Winford and Jo P. Winford

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 11th day of September, A.D., 19 92

Gene W. Gray, Jr.

Notary Public.

EXHIBIT "A"

1992-20766

Inst

A part of the South 1/2 of the SW 1/4 of Section 30, Township 19 South, Range 2 East, described as follows:
Commence at the Southwest corner of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, thence run in a Easterly direction along the South boundary line of said section 30 for 644.12 feet to the point of beginning; thence continue along last said course for 1060.83 feet; thence turn an angle of 89 deg. 24 min. 48 sec. and run North 01 deg. 02 min. 42 sec. East for 655.74 feet, thence run North 88 deg. 04 min. 01 sec West for 262.6 feet; thence run North 62 deg. 45 min. 01 sec. West for 912.94 feet, thence run South 00 deg. 04 min. 13 sec. east for 1074.01 feet to the point of beginning; being situated in Shelby County, Alabama.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED LAND

From the From the S.W. corner of the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 30, T19S-R2E, run thence East along the South boundary of said SE $\frac{1}{4}$ -SW $\frac{1}{4}$ a distance of 372.59 feet; thence turn 89° 24' 48" left and run 655.74 feet to the point of beginning of herein described easement for ingress and egress; thence continue along said course a distance of 112.87 feet; thence turn 127° 41' 14" right and run 40.0 feet; thence turn 14° 57' 47" left and run 174.28 feet; thence turn 29° 44' 30" right and run 203.08 feet; thence turn 110° 34' 30" left and run 175.88 feet; thence turn 63° 17' 09" right and run 113.56 feet; thence turn 53° 33' 54" right and run 188.98 feet; thence turn 82° 09' 52" left and run 137.90 feet; thence turn 53° 03' 22" right and run 135.40 feet; thence turn 29° 34' 55" left and run 274.56 feet to a point on the Westerly boundary of Rock School Road (60' R.O.W.); thence turn 54° 04' 12" left and run 74.10 feet along said road boundary; thence turn 125° 55' 48" left and run 302.02 feet; thence turn 29° 34' 55" right and run 151.62 feet; thence turn 53° 03' 22" left and run 115.53 feet; thence turn 82° 09' 52" right and run 166.96 feet; thence turn 53° 26' 06" left and run 180.81 feet; thence turn 63° 17' 09" left and run 126.16 feet; thence turn 110° 34' 30" right and run 132.40 feet; thence turn 29° 44' 30" left and run 182.33 feet; thence turn 14° 57' 47" right and run 9.30 feet; thence turn 41° 38' 24" right and run 143.68 feet; thence turn 21° 49' 37" left and run 67.06 feet; thence turn 09° 35' 45" left and run 63.37 feet; thence turn 09° 44' 25" left and run 88.24 feet; thence turn 109° 24' 35" left and run 63.62 feet; thence turn 70° 35' 25" left and run 61.99 feet; thence turn 09° 44' 25" right and run 53.22 feet; thence turn 09° 35' 45" right and run 50.45 feet; thence turn 34° 36' 40" right and run 271.61 feet; thence turn 89° 06' 43" left and run 40.0 feet to the point of beginning of herein described easement, easement is located in the SE 1/4 of SW 1/4 and SW 1/4 of SE 1/4 of Section 30, Township 19 South, Range 2 East; being situated in Shelby County, Alabama.

GRANTEES do agree for themselves, their heirs, successors and assigns to be responsible for their pro rata share of the maintenance costs of said easement as same are incurred from time to time.

Inst

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