

SEND TAX NOTICE TO:

(Name) STEVIE SHEFFIELD
P. O. BOX 284, HWY 47
(Address) SHELBY, ALABAMA 35143

This instrument was prepared by

(Name) M. SMITH
P. O. BOX 223
(Address) SHELBY, ALABAMA 35143

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 FIVE HUNDRED & 00/100 - TO CORRECT REAL BOOK 337 page 996

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
BOBBY GENE SHEFFIELD AND BRENDA JOYCE SHEFFIELD

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

STEVIE GENE SHEFFIELD AND SHARON LYNN SHEFFIELD

(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 being situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, T-24N, R-15E, Shelby County, Alabama, Described as follows:
From the NW corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 10, T-24N, R-15E, proceed EAST, along the North line a distance of 396.04 feet, to the SE R.O.W. line of STATE HWY. No. 145; Thence turn a deflection angle of 129 deg. 41 min. 00 sec. to the right, and proceed, along said R.O.W. line a distance of 344.95 feet; Thence turn a deflection angle of 93 deg. 22 min. 30 sec. to the left and proceed a distance of 141.55 feet, to the point of beginning; Thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the right and proceed a distance of 210.00 feet; Thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left, and proceed a distance of 210.00 feet, Thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left, and proceed a distance of 210.00 feet, to the point of beginning.
ALSO, a 40 foot easement for a driveway, 20 feet on either side of a centerline described as follows, From the NW corner of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 10, T 24N, R 15E, proceed East, along the North line, a distance of 396.04 feet, to the SE R.O.W. line of STATE HWY No. 145; Thence turn a deflection angle of 129 deg. 41 min. 00 sec. to the right, and proceed, along said R.O.W. line, a distance of 404.95 feet, to the point of beginning; Thence turn a deflection angle of 77 deg. 55 min. 11 sec. to the left and proceed, a distance of 150.52 feet, to the point of ending. Situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 10, T 24N, R 15E, Shelby County, Alabama

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 5 day of November, 19 92

WITNESS:
_____(Seal) Bobby Gene Sheffield (Seal)
_____(Seal) Brenda Joyce Sheffield (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, David Foster, a Notary Public in and for said County, in said State, hereby certify that Bobby Gene Sheffield and Brenda Joyce Sheffield 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 is executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this Nov. 5 day of November, A. D., 19 92
David Foster
Notary Public.

Inst # 1992-258696
11/05/1992-25869
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

1992-25869