

SEND TAX NOTICE TO:

\$500⁰⁰

(Name) Andrew David Teal and Lorry Teal
(Address) P.O. Box 581
Columbiana, Ala. 35051

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(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 One Dollar (\$1.00) and other good and valuable consideration

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

Becky Louise Teal, an unmarried woman

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

Andrew David Teal and wife, Lorry Teal

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

Shelby County, Alabama to-wit:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West; thence run South 1 deg. 06' 31" West a distance of 180.00 feet to the point of beginning; thence run South 1 deg. 06' 31" West a distance of 406.11 feet to a point on the Northwest right of way line of Ala. Hwy No. 25; thence run North 54 deg. 44' 11" East, along said Northwest right of way line of Ala. Hwy. No. 25 a distance of 28.57 feet to a point on a curve to the left having a central angle of 2 deg. 00' 00" a radius of 4237.18 feet, a chord bearing of North 41 deg. 55' 25" East; thence run along the arc, along said Northwest right of way line of Ala. Hwy No. 25 a distance of 147.91 feet; thence run North 9 deg. 10' 51" East, along said Northwest right of way line of Ala. Hwy No. 25, a distance of 57.56 feet to a point on a curve to the right having a central angle of 4 deg. 39' 45" a radius of 4207.18 feet, a chord bearing of North 37 deg. 55' 36" East; thence run along the arc, along said Northwest right of way line of Ala. Hwy No. 25, a distance of 342.37 feet; thence run North 1 deg. 06' 31" East a distance of 146.75 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$; thence run South 87 deg. 34' 51" West along said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ line, a distance of 153.51 feet; thence run South 1 deg. 06' 31" West a distance of 180.00 feet; thence run South 87 deg. 34' 51" West a distance of 180.00 feet to the point of beginning, containing 2.15 acres, more or less.

According to survey of Steven M. Allen, Ala. Reg. No. 12944, dated April 8, 1993.

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, I have hereunto set my hand(s) and seal(s), this 27

day of April, 19 93.

WITNESS:

(Seal) Becky Louise Teal (Seal)
(Becky Louise Teal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Becky Louise Teal 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 27th day of April, A. D., 19 93

James Brasher
Notary Public.

Inst # 1993-11937
04/28/1993-11937
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
7:00 AM
001 NCD

Inst # 1993-11937