

SEND TAX NOTICE TO:

(Name) Nelson Wayne Archer

(Address) 1200 E. 109
Wilkesville, AL 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, AL 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 Five Hundred and no/100

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

G. P. Dennis and wife, Luevenue Dennis

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

Nelson Wayne Archer and Janice Archer

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

Shelby County, Alabama to-wit:

PARCEL "1"

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 7, Township 20 South, Range 2 West, and run North 89 degrees 07 minutes 20 seconds East a distance of 469.43 feet; thence South 50 degrees 17 minutes 59 seconds a distance of 1119.34 feet to the Easterly right-of-way of Shelby County Highway No. 33 (80"R.O.W); thence South 16 degrees 11 minutes 48 seconds West a distance of 37.35 feet to the POINT OF BEGINNING of the parcel herein described, said point also being a point on a curve to the right having a radius of 262.00 feet and an arc length of 53.0 feet subtended by a chord which bears South 26 degrees 38 minutes 29 seconds West and run along the chord a distance of 52.91 feet; thence South 74 degrees 46 minutes 04 seconds East a distance of 24.58 feet; thence North 00 degrees 00 minutes 45 seconds East a distance of 53.75 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Robert C. Farmer, P.L.S. AL. Reg. No. 14720 dated March 15, 1993.

Subject to restrictions, easements, and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

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 I have hereunto set my hand(s) and seal(s), this 12th

day of March May, 19 93

WITNESS:

DECEASED

G. P. Dennis

Luevenue Dennis

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that XXXXX Dennis XXXXX Luevenue Dennis whose name is is signed to the foregoing conveyance, and who is is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance XXXX has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March May, A. D., 19 93

Notary Public.