

SEND TAX NOTICE TO:

(Name) Tom Buffin

(Address) 651 Crosscreek Trail
Pelham, Al. 35124

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 Forty One Hundred Twelve and 64/100 ----- Inst. # 1993-13918 DOLLARS

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

Johnny Jones and wife, Johnnie Mae Jones

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

Donna Buffkin

(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 Northeast 1/4 of the Northwest 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the 1 1/4" rebar located at the accepted Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama, and run in a Westerly direction along the accepted South line of said 1/4-1/4 section a distance of 1033.61 feet (1031.2 feet deed) to the POINT OF BEGINNING of the herein described parcel; thence continue along last described course in a Westerly direction a distance of 287.66 feet to a 2" open pipe found, being the accepted Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 23; thence turn an interior angle of 91 degrees 09 minutes 20 seconds and run to the right in a Northerly direction a distance of 651.50 feet to an existing 1 1/4" rebar; thence turn an interior angle of 89 degrees 03 minutes 35 seconds and run to the right in an Easterly direction a distance of 255.32 feet (255.53 feet deed) to an existing 1 1/4" rebar lying in the center of an old ditch; thence turn an interior angle of 94 degrees 56 minutes 15 seconds and run to the right in a Southeasterly direction along the centerline of said ditch a distance of 505.29 feet to an existing axle at the intersection of said ditch with the centerline of Busby Branch; thence turn an interior angle of 212 degrees 40 minutes 10 seconds and run to the left in a Southeasterly direction along the centerline of said branch a distance of 33.66 feet to a point; thence turn an interior angle of 132 degrees 39 minutes 40 seconds and run to the right in a South-westerly direction along the centerline of said branch a distance of 124.21 feet (124.9 feet deed) to the POINT OF BEGINNING.

According to the survey of Robbin E. Phillips Al. L.S. #14976, dated May 5, 1993.

Subject to restrictions, easements and rights of way 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 11

day of May, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Johnny Jones (Seal)
Johnnie Mae Jones (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Johnny Jones and Johnnie Mae Jones

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 11 day of May, A.D., 19 93

Michael T. Atchison

Notary Public.

MTA