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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO: 500.00

(Name) Larry Arnold and Mary Arnold

(Address) 40 Lakewood Lane
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 & other good and valuable consideration DOLLARS

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

Roland Foster, a married man

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

Larry Arnold and wife, Mary Arnold

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

Shelby County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made a part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

The above described property constitutes no part of the homestead of the grantor or grantor's spouse

05/27/1993-15285
08:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

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 27th

day of May, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Roland Foster
(Roland Foster) (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 Roland Foster

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 27th day of May, A. D., 19 93

Roland Foster Jr.
Notary Public.

Inst # 1993-15285

Exhibit "A"

Beginning at the Southeast corner of the $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 14, Township 21, Range 2 West and run West 520 feet; thence run South to the North boundary line of the Columbiana-Saginaw right-of-way; thence run East along the north boundary line of said Columbiana-Saginaw road to the East boundary line of the $SE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 14, Township 21, Range 2 West; thence run North along said $\frac{1}{4}$ - $\frac{1}{4}$ section line to the point of beginning. Also, beginning at the Southeast corner of the $W\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$, running thence West 140 yards; thence North 90 yards; thence East 140 yards; thence South to point of beginning, all in Section 14, Township 21, Range 2 West, containing two and one-half acres, more or less.

LESS AND EXCEPT the following parcels:

Two parcels conveyed to Fred Moore by deed dated March 22, 1961, recorded in Deed Book 233, Page 720 and by deed dated July 2, 1959, recorded in Deed Book 233, Page 718; Also, tract conveyed to Gene Arnold by deed dated August 14, 1972, recorded in Deed Book 276, Page 160, all in the Probate Office of Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:


(Roland Foster)

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