SEND TAX NOTICE TO:

(Name) Weaver D. & Marie T. Thomas

(Address) 7400 Dewey Goodwin Road
Pinson, AL 35126

This instrument was prepared by

(Name) Claudine L. Erwin

(Address) 1809 Damon Circle Tarrant, AL 35217

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 **Ten Thousand** DOLLARS

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

John S. Payne and Ronald E. Erwin and wife Claudine L. Erwin

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

Weaver D. Thomas and wife, Marie T. Thomas and Delores D. Thompson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Commence at the SW Corner of the NE1/4 of the SE1/4 of Section 28, Township 24 North, Range 15 East; thence run North along the West line of Said 1/4-1/4 for 785.4 feet; thence right 87°00' run East for 163.12 feet; thence 64°50'31" Right run 90 feet to the Point of Beginning: Thence continue Last described course for 90.0 feet; thence 58°46'47" Left run Easterly for 222.68 feet to the 397 Contour of Lay Lake on Duck Branch; thence 110°43'34" run Northerly along said Contour for 66.75 feet; thence 5°48' Right run along Said Contour for 23.34 feet; thence 76°59'22" left run 239.83 feet to the Point of Beginning. Containing .431 Acres more or less.
Also a 30 foot Easement for Ingress and Egress the center line of which is described as follows: Commence at the SW Corner of the NE1/4 of the SE1/4 of Section 28, Township 24 North, Range 15 East; thence run North along the West line of Said 1/4-1/4 for 306.01 feet; thence 85°37'53" Right run Easterly 315.15 feet to the Point of Beginning of Said Easement; thence 91°39'09" Left run Northerly 227.37 feet; thence run 22°09'23" Left run 270.0 feet; thence 29°13'13" Right run 165.57 feet; thence 37°25'05" Right run 178.93 feet; thence 24°22'10" Right run 161.66 feet; thence 13°41'35" Left run 160.91 feet; thence 6°36'25" right run 115.79 feet; thence 15°02' Left run 126.60 feet to the Center of an Existing Easement.
Oil, gas, mineral and mining rights excepted.

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, have hereunto set hand(s) and seal(s), this day of , 19.

WITNESS:

Claudine L. Erwin (Seal) John S. Payne (Seal)
Claudine L. Erwin (Seal) Ronald E. Erwin (Seal)
Claudine L. Erwin (Seal) Claudine L. Erwin (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, Mary Ann Cherry, a Notary Public in and for said County, in said State, hereby certify that John S. Payne, Ronald E. Erwin, Claudine L. Erwin 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July A. D., 19 93

Mary Ann Cherry
Notary Public.

MY COMMISSION EXPIRES MAY 25, 1994

08/02/1993-22627
8:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 21.00

Inst # 1993-22627