

This Form Provided By
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:

(Name) Dennis N. Blackerby and
Tammy K. Blackerby

(Address) 19429 River Drive
Shelby, AL 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-4-5 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 AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE DOLLARS
CONSIDERATIONS

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

Dale New and wife, Kate New

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

Dennis N. Blackerby and wife, Tammy K. Blackerby

(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 BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND
MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN,
WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

1993-27171

09/07/1993-27171
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

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, we have hereunto set our hand(s) and seal(s), this

day of 19 93.

WITNESS:

(Seal) Dale New (Seal)
Dale New
(Seal) Kate New (Seal)
Kate New
(Seal) Ester Kate New (Seal)
Ester Kate New

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dale New and wife, Kate New whose name s 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 4 day of August A. D., 19 93

Susan G. Sturges
Notary Public.

EXHIBIT "A"

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section a distance of 40.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 39.90 feet to the south right of way line of Alabama Highway No. 25; thence turn an angle of 81 degrees 52 minutes to the right and run a distance of 299.80 feet to a point on said right of way; thence turn an angle 02 degrees 30 minutes to the right and run a distance of 51.20 feet to a point on said right of way line; thence turn an angle of 00 degrees 31 minutes to the left and run a distance of 145.49 feet to a point on said right of way line; thence turn an angle of 2 degrees 16 minutes to the left and run a distance of 90.25 feet on said right of way line; thence turn an angle of 03 degrees 44 minutes to the left and run a distance of 204.0 feet to a point on said right of way line; thence turn an angle of 02 degrees 42 minutes to the left and run a distance of 70.55 feet to a point on said right of way line; thence turn an angle of 01 degrees 11 minutes to the left and run a distance of 108.83 feet to a point on said right of way line; thence turn an angle of 87 degrees 09 minutes 53 seconds to the right and run a distance of 89.27 feet to the point of beginning; thence continue along last said course for 89.27 feet to a point on the north right of way line of the Southern Railroad; thence turn an angle of 84 degrees 32 minutes 30 seconds to the right and run a distance of 151.41 feet along said railroad right of way line to a point; thence turn an angle of 107 degrees 25 minutes 43 seconds to the right and run a distance of 101.26 feet; thence turn an angle of 75 degrees 59 minutes to the right and run 129.80 feet to the point of beginning.

According to the survey of Larry W. Carver, AL REG. No. 15454, dated February 8, 1993.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1993 and subsequent years. 1993 taxes are a lien but not due and payable until October 1, 1993.
2. Permit to Alabama Power Company recorded in Deed Book 113, Page 291 in Probate Office of Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Dale New
Dale New

Kate New
Kate New

Inst # 1993-27171

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