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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:

(Name) James C. Childress 351-142
122 Plateau Road
(Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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,

1993
1
*
Inst

That in consideration of One Hundred Forty Thousand and no/100 (\$140,000.00) DOLLARS

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

Kathy Wedgeworth Vogel, an unremarried widow

(herein referred to as grantors) do grant, bargain, sell and convey unto
James C. Childress and Margaret M. Childress

(herein referred to as GRANTEEES) 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 Southeast Quarter of the Northwest Quarter and in the Northeast Quarter of Southwest Quarter in Section 7, Township 22 South, Range 2 West, more exactly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section, the bearing of the North boundary being North 81 degrees 25 minutes West; commence North 63 degrees 44 minutes East for a distance of 724.20 feet to the point of beginning; thence North 73 degrees 30 minutes East for a distance of 276.38 feet to a point; thence South 10 degrees 59 minutes East for a distance of 661.90 feet to a point on the North boundary of County Road; thence South 79 degrees 01 minutes West along boundary of said County Road for a distance of 300.0 feet to a point; thence North 8 degrees 39 minutes West for a distance of 638.09 feet to the point of beginning. Situated in Shelby County, Alabama.

Kathy Wedgeworth Vogel is the surviving grantee in that certain deed recorded in Deed Book 328, Page 718, in the Probate Office of Shelby County, Alabama; the other grantee, Ralph E. Vogel, Jr., having died on or about the 4 day of Nov, 1991.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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.

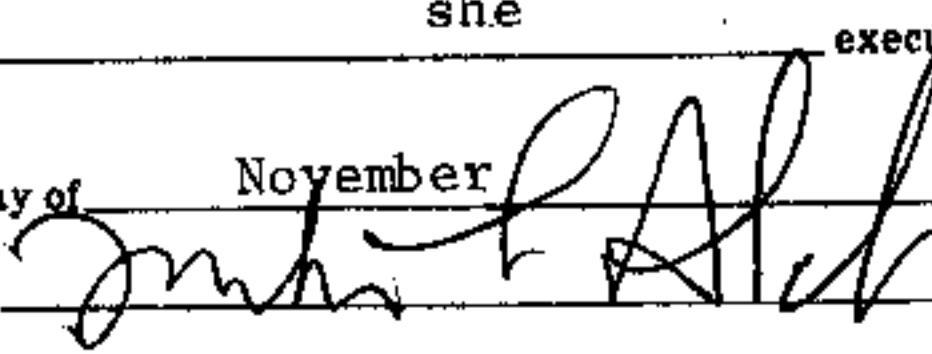
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) 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 GRANTEEES, 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 5th
November, 19 93
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY }
COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy Wedgeworth Vogel, an unremarried widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, A. D., 19 93


Notary Public