

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

**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) Larry Arnold

(Address) 40 Lakewood Lane  
Columbiana, Al. 35051

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 Thirty Six Thousand Three Hundred Twenty Four and no/100 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 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:

Parcel No. 2

Commence at the Southeast corner of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said section a distance of 949.20 feet to a point; thence turn 121 degrees 53 minutes 06 seconds to the left and run Southwesterly a distance of 83.89 feet to the point of beginning; thence continue along the last described course a distance of 340.32 feet to a point; thence turn 94 degrees 03 minutes 14 seconds to the right and run Northwesterly a distance of 128.00 feet to a point; thence turn 85 degrees 56 minutes 46 seconds to the right and run Northeasterly a distance of 340.32 feet to a point; thence turn 94 degrees 03 minutes 14 seconds to the right and run 128.00 feet to the point of beginning.

ALSO

A proposed 20 foot wide ingress and egress easement:

Commence at the Southeast corner of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the East line of said section a distance of 949.20 feet to a point; thence turn 121 degrees 53 minutes 06 seconds to the left and run Southwesterly a distance of 534.21 feet to the point of beginning on the centerline of 20 foot wide easement being 10 feet each side of the following described centerline; thence turn 94 degrees 03 minutes 14 seconds to the right and run Northwesterly a distance of 450.48 feet to the centerline of a public road and the end of the easement.

According to the survey of Joseph E. Conn, Jr. A.P.L.S. #9049, dated December 17, 1993.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 29

day of December, 19 93

WITNESS:

\_\_\_\_\_  
(Seal)

Roland Foster  
Roland Foster

(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 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 29 day of December, A.D., 19 93

Martha J. Wilder

Notary Public.

Inst # 1993-41725

03:53 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
\$20.00  
\$5.00  
001 NEL