

This instrument was prepared by

(Name) William H Halbrooks

(Address) 704 Independence Plaza

Send Tax Notice To: Monte R. Stewart  
name  
314 Harwick Drive  
address  
B'ham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Five Thousand Two Hundred Fifty and no/100 DOLLARS

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

Charlie F. Chancellor and wife, Wanda Chancellor  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Monte R. Stewart and Paula K. Stewart  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

Inst # 1994-07545

03/08/1994-07545  
01:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 76.50

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 17th  
day of February, 19 94

WITNESS:

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

Charlie F. Chancellor (Seal)  
Wanda Chancellor (Seal)  
Wanda Chancellor

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie F. Chancellor and wife, Wanda Chancellor 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 17th day of February, A. D., 19 94

Wm H Halbrooks  
Notary Public.

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Northwest corner of the Southwest one-quarter of the Northwest quarter of Section 36, Township 19 South, Range 3 West; thence run Easterly along the North line of said quarter-quarter section line for a distance of 412.33 feet; thence turn an interior angle to the left of 50 degrees 01 minute, and run in a Southwesterly direction along the margin of a chert road for a distance of 79.20 feet; thence turn an interior angle to the right of 177 degrees 58 minutes and run in a Southeasterly direction along the margin of a chert road for a distance of 196.00 feet to the point of beginning; from the point of beginning thus obtained continue along last described course for a distance of 43.02 feet; thence turn an interior angle to the right of 191 degrees 59 minutes and run in a Southwesterly direction along the margin of a chert road for a distance of 120.00 feet; thence turn an interior angle to the right of 89 degrees 54 minutes 26 seconds and run in a Southeasterly direction for a distance of 216.56 feet; thence turn an interior angle to the right of 101 degrees 52 minutes 32 seconds and run in a Northeasterly direction along the edge of a lake for a distance of 25.00 feet ; thence turn an interior angle to the right of 163 degrees 28 minutes and run in a Northeasterly direction along the edge of a lake for a distance of 120.83 feet; thence turn an interior angle to the right of 240 degrees 55 minutes and run in a Southeasterly direction along the edge of a lake for a distance of 36.20 feet; thence turn an interior angle to the right of 140 degrees 14 minutes and run in a Northeasterly direction the edge of a lake for a distance of 88.18 feet; thence turn an interior angle to the right of 55 degrees 54 minutes 27 seconds and run in a Northwesterly direction for a distance of 289.24 feet to the point of beginning.

Mineral and mining rights excepted.

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