

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) Clinton J. Grubbs
(Address) 2205 Mountain Woods Drive
B'ham, AL 35216

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,

That in consideration of Sixty-Eight Thousand, Six Hundred Twenty-Five and no/100----- DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donna V. Frederick Goss, a married woman

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

Clinton J. Grubbs and Marie E. Grubbs
(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 NW corner of Section 21, Township 21 South, Range 1 West; thence run East along the North line of said Section for 1460.74 feet to the point of beginning; thence continue last described course for 560.36 feet; thence 92 degrees 07 minutes 33 seconds right run Southerly along a fence for 1304.66 feet; thence 71 degrees 16 minutes 18 seconds right run along said fence for 34.44 feet; thence 73 degrees 36 minutes 30 seconds left run Southerly for 933.40 feet to the Northerly right of way of Shelby County Highway No. 26 and a curve to the right (having a central angle of 21 degrees 49 minutes 05 seconds and a radius of 843.25 feet); thence 117 degrees 45 minutes 36 seconds right to tangent of said curve, run Northwesterly along said curve and right of way 321.11 feet to the end of said curve; thence continue Northwesterly along said right of way for 868.22 feet; thence 70 degrees 06 minutes 40 seconds right run Northeasterly for 643.87 feet; thence 31 degrees 23 minutes 53 seconds left run Northerly for 800.93 feet to the point of beginning. Situated in Shelby County, Alabama.
According to the survey of Thomas E. Simmons LS# 12945, dated May 2, 1994.

Donna V. Frederick Goss is one and the same person as Donna V. Frederick, the surviving grantee of that certain deed recorded in Deed Book 352, Page 102, the other grantee, Buford S. Frederick, having died on or about the 30th day of September, 1988.

Grantor herein reserves 1/2 interest in title to minerals underlying caption lands.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER 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, I have hereunto set my hand(s) and seal(s), this 9th day of May, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Donna V. Frederick Goss (Seal)
Donna V. Frederick Goss
05/10/1994-15225 (Seal)
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, MTA the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna V. Frederick Goss, a married woman 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 9th day of May, A. D., 19 94
[Signature]
Notary Public.

15225-1994-#

001 MCD 77.50