

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) Stephanie Hyer Rubens  
1318 Montevallo Road  
(Address) Alabaster, Alabama 35007

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 One Hundred Seven Thousand, Eight Hundred Thirty and 49/100----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Thomas M. Underhill and wife, Mary H. Underhill

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

Stephanie Hyer Rubens and Calvin E. Hyer

(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, WHICH IS INCORPORATED HEREIN BY  
REFERENCE.

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

Inst # 1994-15903

05/17/1994-15903  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 14.00

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 16th  
day of May, 1994.

WITNESS:

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

Thomas M. Underhill (Seal)  
Thomas M. Underhill  
\_\_\_\_\_  
(Seal)  
Mary H. Underhill (Seal)  
Mary H. Underhill

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Thomas M. Underhill and wife, Mary H. Underhill

whose names 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 16th day of May, 1994 A.D., 19

Notary Public.

EXHIBIT "A"  
LEGAL DESCRIPTION

A part of Lot 136, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, also known as Lot 49, Furman's Map of Siluria Mills, described as follows:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence run South along the East 1/4-1/4 line for 618.66 feet to the point of beginning; thence continue last course 423.31 feet to the Northeast right of way of the Louisville and Nashville Railroad (100-foot right of way); thence turn right 138 degrees 06 minutes 42 seconds and run Northwest 508.02 feet along said right of way; thence turn right 01 degrees 11 minutes 26 seconds and continue Northeast 157.72 feet along said right of way to the East right of way of Alabama Hwy. #119 (50-foot right of way); thence turn right 43 degrees 11 minutes 22 seconds and run North 76.61 feet along said highway right of way; thence turn right 91 degrees 30 minutes 09 seconds and run East 220.56 feet; thence turn right 91 degrees 22 minutes 04 seconds and run South 111.96 feet; thence turn left 94 degrees 53 minutes 45 seconds and run East 206.77 feet to the point of beginning.

According to survey of Amos Cory, RLS#10550, dated May 13, 1994.

SIGNED FOR IDENTIFICATION:

  
THOMAS M. UNDERHILL

  
MARY H. UNDERHILL

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