

SEND TAX NOTICE TO:

(Name) Stephen R. Osborn & Donna E. Osborn

15 HARGIS DRIVE

(Address) CHELSEA, ALA 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 FIVE THOUSAND FOUR HUNDRED AND NO/100 ---- (\$5,400.00) ----- DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$50,000.00.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alene Osborn, widow of W. D. Osborn

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

Stephen R. Osborn and wife, Donna E. Osborn

(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 Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 19 South, Range 1 West; thence run East along said 1/4-1/4 Section a distance of 199.17 feet to the Point of Beginning; thence continue along last described course South 89 degrees 59' 52" East for a distance of 509.90 feet; thence run North 11 degrees 53' 43" East for a distance of 400.00 feet; thence run North 01 degrees 28' 10" West for a distance of 195.77 feet; thence run North 41 degrees 30' 30" West for a distance of 734.60 feet; thence run South 61 degrees 32' 25" West for a distance of 235.76 feet to the East right of way line of Shelby County Highway #461, said point being on a curve to the left and having a radius of 1869.85 feet and a central angle of 7 degrees 03' 12"; thence run South along said right of way a arc distance of 230.19 feet to the point of tangent; thence run along said tangent South 00 degrees 01' 38" East a distance of 526.80 feet to a point of a curve to the left having a radius of 676.20 feet and a central angle of 07 degrees 03' 33"; thence run South along said right of way a arc distance of 83.31 feet; thence run North 67 degrees 17' 39" East and leaving said right of way a distance of 130.36 feet; thence run South 57 degrees 31' 41" East for a distance of 60.93 feet; thence run South 29 degrees 55' 30" East for a distance of 68.68 feet; thence run South 16 degrees 29' 30" West for a distance of 64.25 feet; thence run South 41 degrees 27' 14" West for a distance of 109.18 feet to the Point of Beginning; said described tract containing 13.85 acres more or less.

05/18/1994-16064
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 15.00

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, I have hereunto set my hand(s) and seal(s), this 18th

day of May, 19 94.

WITNESS:

(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 Alene Osborn, widow of W. D. Osborn 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 18th day of May, A. D., 19 94

Charles H. Fowler Jr

Notary Public.

Inst # 1994-16064