

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein)
Thomas Milton Crumley, Patricia Jane Smith, Virginia Ruth Harris England
Annie Eloise Barton and John O. Crumley
herein referred to as grantors) do grant, bargain, sell and convey unto

Annie Eloise Barton and Jesse D. Barton, Jr.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A parcel of land containing 2.41 acres, more or less, located in the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of said Section 28; thence run South along the West section line a distance of 1354.34 feet to the centerline of Alabama Highway #119; thence turn left 79°09'30" a distance of 58.64 feet to the intersection of the Southeasterly right of way of said highway and the Easterly right of way of Indian Trail; thence turn left 43°00'33" along said Highway #119 a distance of 1337.97 feet; thence turn right 89°15'57" a distance of 486.17 feet to the point of beginning; thence turn left 06°12'00" a distance of 151.28 feet; thence turn right 02°35'00" a distance of 292.64 feet to the centerline of Cahaba Valley Creek; thence turn right 132°40'00" along said centerline a distance of 211.92 feet; thence turn left 30°14'45" along said centerline a distance of 37.84 feet; thence turn left 31°25'21" along said centerline a distance of 127.59 feet; thence turn right 113°07'36" a distance of 353.61 feet; thence turn right 90°00'00" a distance of 284.57 feet to the point of beginning.
SEE ATTACHED EXHIBIT "A" FOR CONTINUED DESCRIPTION.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 24th day of February, 19 94.

~~WITNESSES~~

Thomas M. Crumley (Seal)
Thomas Milton Crumley

Patricia Jane Smith (Seal)
Patricia Jane Smith

Virginia Ruth Harris England by Jack E. Harris, Jr. (Seal)
Virginia Ruth Harris England
by Jack E. Harris, Jr., as Attorney in Fact
shown by General Durable Power of Attorney,
STATE OF ~~ALABAMA~~ Florida

Annie Eloise Barton (Seal)
Annie Eloise Barton

John O. Crumley (Seal)
John O. Crumley

Recorded Instrument No. 1994-06162, in
Probate Office of Shelby County, AL
General Acknowledgment

Escambia COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Thomas Milton Crumley
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 24th day of February, A. D., 19 94

Kathryne Barbosa

Notary Public.

Form 31-A

KATHRYNE BARBOSA
"Notary Public-State of Florida"
My Commission Expires July 7, 1997
CC 300523

Exhibit "A"

LEGAL DESCRIPTION CONTINUED.

ALSO, a 30 foot easement, between the above described parcel and highway #119, 15 feet on each side of the following described centerline; Commence at the most Northerly corner of the above described parcel; thence run Southwesterly along the North line of said parcel a distance of 15 feet to the point of beginning of said centerline; thence turn right 90 deg.00 min. 00 sec. a distance of 486.36 feet to the southeasterly right of way of said highway #119.

The property described herein does not constitute any part of the Grantors' homesteads.

GRANTEES' ADDRESS:

P.O. Box 571

Alabaster, Alabama 35007

STATE OF Alaska)

General Acknowledgment

COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia Jane Smith

whose name(s) 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 24th day of February, 19 94.

Shirley Harris

Notary Public

My Commission Expires: 9-14-95

STATE OF Alabama)

General Acknowledgment

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Annie Eloise Barton

whose name(s) 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 21st day of February, 19 94.

H. Howell

Notary Public

My Commission expires: 2/14/98

STATE OF Alabama)

General Acknowledgment

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John O. Crumley

whose name(s) 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 11th day of February, 19 94.

May

Sue Beasley

Notary Public

My Commission expires: MY COMMISSION EXPIRES MARCH 30, 1997

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack E. Harris, Jr., whose name as Attorney in Fact for Virginia Ruth Harris England, as shown by General Durable Power of Attorney recorded Instrument No. 1994-06162 in the Probate Office of Shelby County, Alabama, 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, as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of the said Virginia Ruth Harris England.

Given under my hand and official seal, on this the 18th day of May 1994.

Kelly S. Armstrong
Notary Public



Inst # 1994-16416

05/20/1994-16416
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 19.50