

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:

Frank L. Baumgardner
 (Name) Kathleen S. Baumgardner
 2116 Aaron Road
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Jones & Waldrop
 1025 Montgomery Highway, Suite 212
 (Address) Birmingham, Alabama 35216

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 Thirty Four Thousand Five Hundred and No/100 -- DOLLARS
 (\$134,500.00)

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

Richard Craig Fetner and wife, Jennifer D. Fetner

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

Frank L. Baumgardner and Kathleen S. Baumgardner

(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 of the property which is incorporated herein for all purposes.

Subject to: 1. Taxes for the year 1994 and subsequent years.
 2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.

\$95,000.00 of the above mentioned purchase price was paid for from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-23854

08/01/1994-23854
 09:38 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCO 50.50

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 20th
 day of July, 1994.

WITNESS:

(Seal)
 (Seal)
 (Seal)

Richard Craig Fetner (Seal)
 Richard Craig Fetner
 Jennifer D. Fetner (Seal)
 Jennifer D. Fetner (Seal)

STATE OF ALABAMA }
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Craig Fetner and wife, Jennifer D. Fetner 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 20th day of July, A. D., 1994

My commission expires: 9-13-96 Notary Public.

EXHIBIT "A"

- The follinw is a description of a parcel of land situated in the northwest quarter of the northeast quarter of Section 2, Township 20 South, Range 3 West being more particularly described as follows: commence at the southeast corner the northwest quarter of the northeast quarter of said section and run in a westerly direction along the south line of said quarter - quarter section for a distance of 383.10 feet; thence turn an angle to the right of 44 degrees 42 minutes 45 seconds and run in a northwesterly direction 108.18 feet; thence turn an angle to the right of 77 degrees 34 minutes and run northeasterly 210 feet to the point of beginning of said parcel herein described; thence continue same southeasterly direction 209.53 feet; thence turn an angle to the right of 42 degrees 11 minutes 20 seconds and run in a northeasterly direction 63.97 feet to a point on the southwest right of way line of Aaron Road, thence turn an angle to the right of 71 degrees 52 minutes 13 seconds and run in a southeasterly direction along said right of way line 181.16 feet, thence turn an angle to the right of 65 degrees 25 minutes 05 seconds and run in a southwesterly direction 183.33 feet. Thence turn an angle to the right of 90 degrees 35 minutes 30 seconds and run in a northwesterly direction for a distance of 210.06 feet to the point of beginning. Situated in Shelby County, Alabama.

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