

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

\$500.⁰⁰

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Sam Jack Shaw and wife, Minnie Lee Shaw
herein referred to as grantors) do grant, bargain, sell and convey unto
✓ Rebecca Darlene Sanders and Richard Sanders

(herein referred to as GRANTEES) as joint tenants with right of survivorship, SUBJECT TO Grantors' life estate
the following described real estate situated in _____

Shelby County, Alabama to-wit:

Parcel 2

Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 West and run North 00 deg. 21 min. 47 sec. West along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 315.18 feet to a point on the Southeasterly Right-of-Way of County Road #43, said point being the point of a curve to the left, said curve having a central angle of 3 deg. 56 min. 30 sec. and a radius of 2455.04 feet; said curve being subtended by a chord which bears North 43 deg. 15 min. 37 sec. East for 168.86 feet; thence run Northeasterly along the arc of said curve and along said Right-of-Way 168.89 feet to the point of a curve to the right, said curve having a central angle of 00 deg. 07 min. 16 sec. and a radius of 24,075.31 feet; said curve being subtended by a chord which bears North 41 deg. 21 min. 00 sec. East for 50.92 feet; thence run Northeasterly along the arc of said curve and along said Right-of-Way 50.92 feet to the point of beginning; said point being the point of a curve to the right, said curve having a central angle of 1 deg. 36 min. 58 sec. and a radius of 24,075.31 feet; thence run Northeasterly along the arc of said curve and along said Right-of-Way 679.08 feet; thence run South 65 deg. 12 min. 08 sec. East 895.41 feet to a point on the centerline of Shaw Branch; thence run South 62 deg. 05 min. 50 sec. West along said centerline 81.29 feet to a point on the

DESCRIPTION CONTINUED ON REVERSE SIDE

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 17th
day of August, 19 94.

WITNESS:

(Seal) Sam Jack Shaw (Seal)
(Seal) Minnie Lee Shaw (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Sam Jack Shaw and wife, Minnie Lee Shaw whose name s 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 17th day of August A. D., 19 94.

[Signature]

Notary Public.

Form 31-A

08/18/1994-25767
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

4560 Bear Creek Rd
Sturtevant, AL
35147

Inst # 1994-25767

East line of said 1/4 Section; thence run South 1 deg. 03 min. 07 sec. along said East line 138.65 feet; thence run North 87 deg. 27 min. 16 sec. West 688.13 feet; thence run North 84 deg. 43 min. 49 sec. West 236.72 feet; thence run South 89 deg. 22 min. 17 sec. West 245.00 feet; thence run South 89 deg. 22 min. 17 sec. West 26.61 feet to the point of beginning. Containing 8.93 acres, more or less.

This description contains approximately one acre of land previously conveyed to said Grantees.

Grantees' address:

4600 Bear Creek Road
Sterrett, Alabama 35147

Grantors reserve a life estate in and to the above described property.

Inst # 1994-25767

08/18/1994-25767
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDE MCD 11.50

Return to:

TO

**WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

Recording Fee \$
Deed Tax \$

\$

This form furnished by

CONWILL & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051