

SEND TAX NOTICE TO:

(Name) Brenda Maxwell

(Address) 919 Hwy 97
COLUMBIANA, AL. 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822, 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 Eighty five thousand and no/100----- DOLLARS

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

Margaret K. Atchison and husband, Joseph Atchison

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

Brenda K. Maxwell and Mark E. Maxwell

(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

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SHELBY COUNTY JUDGE OF PROBATE
002 HCD 26.00

\$70,000.00 of the above purchase price was paid from a mortgage filed simultaneously herewith.

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

day of August, 1994.

WITNESS:

_____(Seal)

Margaret K. Atchison (Seal)
Margaret K. Atchison

_____(Seal)

Joseph Atchison (Seal)
Joseph Atchison

_____(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Margaret K. Atchison and Joseph Atchison

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 18th day of August, A. D., 1994

Notary Public.

EXHIBIT "A"

PARCEL I

From the Southwest corner of the SW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 West, the point of beginning of the herein described tract, run Northerly along the West line of said quarter-quarter 353.02 feet to a 5/8 inch iron pin, on said quarter line and on the East right of way line of Southern Railway; thence Northeasterly along said right of way line along an arc of a curve to the right having a central angle of 2 degrees 54 minutes 26 seconds, radius of 4,471.86 feet for a curve distance of 277.62 feet to a 5/8 inch iron pin, on the East right of way line of Southern Railway; thence Easterly along the South line of Ruth Glass property on the North deflecting from the tangent 64 degrees 7 minutes 45 seconds right 1,153.53 feet to a 5/8 inch pin, a corner of Ruth Glass property to the North and Law Kite property on the East; thence Southerly along the line of Law Kite property on the East deflecting 91 degrees 26 minutes 59 seconds right 241.4 feet to a 5/8 inch iron pin; thence Easterly along the line of Law Kite property on the North deflecting 91 degrees 55 minutes 47 seconds left 403.71 feet to a 5/8 inch iron pin, on the West right of way line of a public road; thence continuing Southeasterly deflecting 23 degrees 42 minutes 30 seconds right 20.0 feet to a 5/8 inch iron pin on the East right of way line of a public road; thence Northeasterly along said right of way line deflecting 90 degrees 0 minutes 0 seconds left 268.0 feet to a 5/8 inch iron pin on the West right of way line of County Road Number 97, the point of curve; thence Southeasterly along said right of way line along an arc of a curve to the left having a central angle of 9 degrees 22 minutes 52 seconds, radius of 280.7 feet for a curve distance of 45.96 feet to a 5/8 inch iron pin, the point of curve to the right, thence continuing Southeasterly along said right of way line along an arc of a curve to the right having a central angle of 34 degrees 0 minutes 32 seconds radius of 174.30 feet for a curve distance of 103.46 feet to a 5/8 inch iron pin; thence continuing Southeasterly along the West right of way line of a County Road Number 97, 747.84 feet to a 5/8 inch iron pin on said right of way line, and on the South line of the SE 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 West; thence Westerly along the line of D.L. Hughes and Reddie Davis property on the South deflecting 134 degrees 47 minutes 30 seconds right 2,463.41 feet to a 2 1/2 inch capped pipe, the point of beginning, according to survey of Reese E. Mallette, Dated September 1973.

PARCEL II

A parcel of land in the SW 1/4 of NW 1/4 and the SE 1/4 of NW 1/4 of Section 32, Township 21 South, Range 1 West, more particularly described as follows: Commence at the SW corner of the SW 1/4 of NW 1/4 of said Section 32 and run Northerly along the West line of said 1/4-1/4 Section 353.02 feet to the Easterly right of way line of Southern Railway; thence Northeasterly along said right of way line a distance of 277.62 feet; thence Easterly along the South line of Ruth Glass property on the North deflecting from the tangent 64 degrees 7 minutes 45 seconds to the right a distance of 1153.53 feet; thence turn an angle to the right of 91 degrees 26 minutes 59 seconds and run 241.4 feet to the point of beginning of parcel of land herein described; thence turn an angle of 91 degrees 55 minutes 47 seconds to the left and run 403.71 feet to the West right of way line of a public road; thence continue Southeasterly on a deflection angle of 23 degrees 42 minutes 30 seconds right and run 20.0 feet to the East right of way line of a public road; thence turn an angle of 90 degrees 0 minutes to the left and run Northeasterly along the East right of way line of said road a distance of 268 feet to the West right of way line of County Highway #97, being on a curve; thence turn an angle of 90 degrees 56 minutes 18 seconds to left to tangent of said curve and run in a Northwesterly direction a distance of 116.06 feet; thence continue in a Northwesterly direction along said right of way 299.45 feet; thence turn an angle to the right and run North and Northwesterly along said right of way for 286.52 feet to a point; thence continue along said right of way in a Northerly direction a distance of 214.98 feet; thence turn an angle to the left of 91 degrees 52 minutes 14 seconds and run in a Westerly direction 71.61 feet to an iron pin; thence turn an angle to the left of 90 degrees and run Southerly for 980.40 feet to the point of beginning. Less and except that property sold to Ruth Glass in Deed Book 337, Page 147 and property sold to Auburn Law Kite in Deed Book 337, Page 146.

Inst # 1994-25781

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