

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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

SEND TAX NOTICE TO:

(Name) William M. Grubbs
11370 Bear Creek Road
(Address) Sterrett, Alabama 35147

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,
Joseph E. Little and wife, Alice G. Little

(herein referred to as grantors) do grant, bargain, sell and convey unto
William M. Grubbs and Barbara M. Grubbs

(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, WHICH IS INCORPORATED HEREIN BY
REFERENCE.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights
of way, and permits of record.

\$72,200.00 of the above recited consideration was paid from a mortgage recorded
simultaneously herewith.

Inst # 1994-30879

10/11/1994-30879
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 96.00

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, we have hereunto set our hand(s) and seal(s), this 6th

day of October, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Joseph E. Little (Seal)
Joseph E. Little
Alice G. Little (Seal)
Alice G. Little

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Joseph E. Little and wife, Alice G. Little
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 6th day of October, A.D., 19 94

Michael A. Little
Notary Public.

Inst # 1994-30879

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 18 South, Range 2 East and thence go South 01 degrees 10 minutes 22 seconds West 745.94 feet along the West line of said Quarter-Quarter to the point of beginning, said point is 190.76 feet South of the intersection of the Southeast right of way of Shelby County Road #55(1994) and the West line of said Quarter-Quarter; thence continue South and in the same direction 567.45 feet, more or less, to a point and the Southwest corner of said Quarter-Quarter; thence turn an interior angle to the right of 88 degrees 58 minutes 06 seconds and run 1345.10 feet along the South line of the said Quarter-Quarter to a point that is the Southeast corner of said Quarter-Quarter; thence turn an interior angle to the right of 90 degrees 27 minutes 16 seconds and run 1321.8 feet along the East line of said Quarter-Quarter to a point that is the Northeast corner of said Quarter-Quarter; thence turn an interior angle to the right of 89 degrees 10 minutes 36 seconds and run 926.71 feet along the North line of said Quarter-Quarter to a point that is on the Southeast right of way of Shelby County road #55(1994); thence turn an interior angle to the right of 124 degrees 46 minutes 37 seconds and run along the Southeast right of way 50.14 feet; thence continue along the Southeast right of way the following directions; thence turn an interior angle to the right of 180 degrees 29 minutes 04 seconds and run 117.45 feet; thence turn an interior angle to the right of 180 degrees 28 minutes 36 seconds and run 135.21 feet; thence turn an interior angle to the right of 180 degrees 22 minutes 36 seconds and run 158.87 feet; thence turn an interior angle to the right of 84 degrees 39 minutes 38 seconds and run 204.57 feet; thence turn an interior angle to the right of 261 degrees 35 minutes 09 seconds and run 420 feet; thence turn an interior angle to the right of 283 degrees 21 minutes 02 seconds and run 210 feet to the point of beginning. Said tract is also recorded in the office of the Judge of Probate, Shelby County, Alabama, at Map Book 16, Page 147.
Situating in Shelby County, Alabama.

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