

Send Tax Notice To:
FRANK LESTER MCEWEN
345 Chelsea Forest Road
Columbiana, Alabama 35051



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety-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,
JOY M. GENTRY, A SINGLE WOMAN

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

FRANK LESTER MCEWEN and wife, HELEN C. MCEWEN
(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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF
SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION
OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years,
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 156,000.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1994-31288

10/14/1994-31288
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 50.00

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, I have hereunto set my hand(s) and seal(s), this 5th
day of October, 1994

WITNESS:

(Seal) Joy M. Gentry (Seal)
JOY M. GENTRY

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that JOY M. GENTRY, A SINGLE WOMAN
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 5th day of October A.D., 19 94

JOHN R. HOLLIMAN 8-29-98

[Signature]
Notary Public

Inst # 1994-31288

EXHIBIT "A"

A parcel of land located in the SE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 10, Township 20 South, Range 1 West; thence in an easterly direction along the north line thereof, a distance of 371.59 feet; thence 90 degrees 44 minutes 45 seconds right in a southerly direction a distance of 267.89 feet to center of existing road; thence 74 degrees 50 minutes left in a southeasterly direction along said road a distance of 214.85 feet; thence 55 degrees 07 minutes 15 seconds right in a southeasterly direction of 709.0 feet to the point of beginning; thence 180 degrees right in a northwesterly direction a distance of 709 feet to a point in said road; thence 55 degrees 07 minutes 15 seconds left in a northwesterly direction along said road, a distance of 372.69 feet to the beginning of a curve to the left, having a radius of 200.53 feet and a central angle of 45 degrees 36 minutes 30 seconds ; thence southwesterly along arc of said curve a distance of 159.63 feet to end of said curve; thence southwesterly along said road a distance of 121.95 feet to the beginning of a curve to the right, having a radius of 413.40 feet and a central angle of 17 degrees 44 minutes; thence in a southwesterly direction along the arc of said curve a distance of 127.95 feet to end of said curve; thence in a southwesterly direction along said road a distance of 31.91 feet; thence 127 degrees 42 minutes 30 seconds left in a southeasterly direction a distance of 632.56 feet; thence southeasterly and northeasterly along the edge of existing lake to the point of beginning.

Minerals and mining rights excepted.

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