

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:

(Name) James B. McLester, Jr.

(Address) 6240 Highway 49
Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) 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 One Dollar and the exchange of easements DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michelle McFadden, as Executrix of the Estate of Iva Nora Arthur, deceased, Case #CV91-454, and
Michelle McFadden, as Conservator for Violette Lorene Spence, Case #93-300, both in Circuit
Court of Shelby County, Alabama
(herein referred to as grantors) do grant, bargain, sell and convey unto

James B. McLester, Jr. and Barbara W. McLester

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

EASEMENT NO. 2:

The South 15 feet of an easement 30-feet in width, lying 15 feet on either side of a centerline described as follows:

Commencing at the Northeast corner of Section 13, Township 20 South, Range 1 West; thence South 0 degrees 33 minutes 43 seconds West, a distance of 134.42 feet; thence North 89 degrees 26 minutes 17 seconds West, a distance of 952.24 feet to the point of beginning; thence North 72 degrees 13 minutes 47 seconds East, a distance of 75.44 feet; thence North 77 degrees 26 minutes 00 seconds East, a distance of 211.01 feet; thence North 71 degrees 59 minutes 18 seconds East, a distance of 66.78 feet; thence North 68 degrees 05 minutes 20 seconds East, a distance of 96.94 feet to the point of ending.

Inst # 1994-32346

10/28/1994-32346
12:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

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 my representative capacities

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th

day of October, 19 94

WITNESSES:

Michelle McFadden Executrix
Michelle McFadden, as Executrix of the
Estate of Iva Nora Arthur, deceased,
Case NO. CV91-454, in the Circuit
Court of Shelby County, Alabama (Seal)

Michelle McFadden Conservator
Michelle McFadden, as Conservator for
Violette Lorene Spence, Case NO. CV93-300,
in the Circuit Court of Shelby County,
Alabama (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michelle McFadden, whose name as Executrix of the Estate of Iva Nora Arthur, deceased, Case No. CV91-454 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, in her capacity as such Executrix.

Given under my hand and official seal this 8th day of October, A. D., 19 94

Shonda Barrett

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Michelle McFadden, whose name as Conservator for Violette Lorene Spence, Case No. CV-93-300, in the Circuit Court of Shelby County, Alabama, 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, in her capacity as such Conservator.

Given under my hand and official seal, this 8th day of October, 1994.


Notary Public

My commission expires:

March 25, 1995

Inst # 1994-32346

10/28/1994-32346

12:15 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50