

This instrument was prepared by

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Rex Perry and wife, Freida Perry and Roger Perry, a married man, Partners of Perry Farms, an Alabama General Partnership herein referred to as grantors) do grant, bargain, sell and convey unto

Freida B. Perry, Paula C. Perry and Roger L. Perry

(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

The lands referred to on the attached Exhibit "A" are the Homestead of Rex Perry and wife, Freida Perry, NOT of Roger Perry nor that of his spouse.

Inst # 1994-37004

12/20/1994-37004
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.50

Grantee's Address:

P.O. Box 1063

Columbiana, Alabama 35051

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 19th day of December, 1994.

PERRY FARMS, an Alabama General Partnership

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

BY: _____(Seal)

Rex Perry, Partner

BY: _____(Seal)

Freida Perry, Partner

BY: _____(Seal)

Roger Perry, Partner

STATE OF ALABAMA

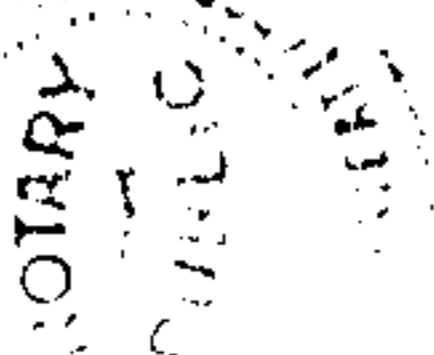
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, Rex Perry and wife, Freida Perry and Roger Perry, a married man, as Partners hereby certify that/on behalf of Perry Farms, an Alabama General Partnership whose name 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 in their capacity as such partners, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December A. D., 1994

Form 31-A



William R. Justice

Notary Public.

F.N.B. @.

Inst # 1994-37004

EXHIBIT "A"

PARCEL I

The South 73.65 feet of the NE 1/4 of SW 1/4 and the North 405 feet to the SE 1/4 of SW 1/4, EXCEPT lot described as follows:

Commence at the SE corner of the SE 1/4 of SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run East along the South line of said Section 6 a distance of 72.28 feet; thence turn an angle of 90 degrees 21 minutes to the left and run a distance of 1204.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 80.00 feet to the West R.O.W. line of Co. highway #49 and point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run North along said R.O.W. line a distance of 190.18 feet; thence turn an angle of 97 degrees 39 minutes to the left and run a distance of 223.39 feet; thence turn an angle of 82 degrees 21 minutes to the left and run a distance of 190.18 feet; thence turn an angle of 97 degrees 39 minutes to the left and run a distance of 223.39 feet to the point of beginning. Situated in E 1/2 of SW 1/4 of Section 6, Township 21 South, Range 1 East.

PARCEL II

Begin at the NW corner of NE 1/4 of SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 156.13 feet; thence turn an angle of 137 degrees 13 minutes to the right and run a distance of 306.99 feet to the NW corner of property described in Deed Book 317, Page 147 in the Probate Records of Shelby County, Alabama; thence turn an angle of 47 degrees 26 minutes to the left and run Southerly along the West boundary of the property described in said deed a distance of 1119.74 feet to the South boundary of NW 1/4 of SW 1/4 of Section 6, Township 21 South, Range 1 East; thence run West along said boundary to a point on the West boundary of the East 15 acres of said NW 1/4 of SW 1/4; thence run North along the West boundary of said 15 acres to the North boundary of said NW 1/4 of SW 1/4 of said Section; thence run East along the North boundary of said NW 1/4 of SW 1/4 to the point of beginning of the land herein described.

Also, an easement 40 feet in width along the Northern boundary of NE 1/4 of SW 1/4, Section 6, Township 21 South, Range 1 West, West of Shelby County Highway No. 49 and East of the Easternmost portion of subject property.

LESS AND EXCEPT:

Parcel sold to Harold Higgins and wife, Milly Higgins as recorded in Instrument No. 1993-34629 in the Probate Office.

Parcel sold to Robert Perry and wife, Lisa Perry as recorded in Instrument No. 1993-34630 in the Probate Office.

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