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**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) Michael Allen Irwin  
414 East College Street  
(Address) Columbiana, Alabama 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 Thirty-Two Thousand, Three Hundred and no/100 (\$32,300.00)-----DOLLARS  
and in accordance with the order authorizing sale of real estate dated January 11, 1995  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Leroy Agricole Simi, as Administrator of the Estate of Selma M. Evans Simi, deceased  
Probate Case 33-086, in the Probate Office of Shelby County, Alabama.  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Allen Irwin and Corrie Miranda Irwin  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Northwest corner of Section 25, Township 21 South, Range 1 West; thence run South along the West line of said Section 25, a distance of 1573.22 feet; thence turn an angle of 103 degrees 26 minutes 48 seconds to the left and run a distance of 576.78 feet; thence turn an angle of 15 degrees 09 minutes 33 seconds to the left and run a distance of 834.70 feet to a point on the North right of way line of Alabama State Highway No. 25, and the Southeast corner of the Columbiana Elementary School lot, being the point of beginning; thence turn an angle of 98 degrees 50 minutes to the left and run along the school lot a distance of 128.93 feet; thence turn an angle of 90 degrees 53 minutes 00 seconds to the right and run a distance of 63.25 feet; thence turn an angle of 89 degrees 11 minutes 00 seconds to the right and run a distance of 131.89 feet, to the North right of way of Alabama State Highway No. 25; thence turn an angle of 93 degrees 30 minutes 00 seconds to the right and run along said Highway right of way a distance of 63.21 feet to the point of beginning. Situated in the North 1/2 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

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

Inst # 1995-01807  
01/23/1995-01807  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.00

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, I have hereunto set my hand(s) and seal(s), this 20th

day of January 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Leroy Agricole Simi, Adm.  
Leroy Agricole Simi, Administrator of the  
Estate of Selma M. Evans Simi, deceased  
Probate Case No. 33-086, Probate Office of  
Shelby County, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leroy Agricole Simi, whose name as Administrator of the Estate of Selma M. Evans Simi, deceased 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 he executed the same voluntarily on the day the same bears date, in his capacity as such Administrator.

Given under my hand and official seal this 20th day of January A. D., 19 95.

Notary Public.

Inst # 1995-01807