

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

SEND TAX NOTICE TO:

(Name) Michael T. Decker

(Address) 475 Highway 47
Columbiana, AL 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney

P O Box 822

(Address) Columbiana, AL 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 FIFTY EIGHT THOUSAND and no/100----- (\$58,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LYMAN ERIC PERRINE, a single man,

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

MICHAEL THOMAS DECKER and wife, DALENE C. DECKER,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described premises of PROBATE

SHELBY

County, Alabama to-wit:

Commence at the Northeast corner of Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run South 80 degrees 43 minutes West a distance of 2,981.6 feet; thence turn an angle to the right of 08 degrees 46 minutes and run South 89 degrees 29 minutes West a distance of 1,368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run North 62 degrees 05 minutes West a distance of 257.2 feet to a point; thence turn an angle of 145 degrees 19 minutes to the left and run a distance of 50.0 feet to the Southeast corner of the Alabama Power Company lot, and the point of beginning; thence continue in the same direction a distance of 248.30 feet; thence turn an angle of 90 degrees 0 minutes to the right and run a distance of 187.00 feet to the East R.O.W. line of the Columbiana-Shelby Highway; thence turn an angle of 91 degrees 48 minutes 18 seconds to the right to the tangent of a R.O.W. curve and run along said R.O.W. curve (whose Delta Angle is 3 degrees 11 minutes 18 seconds to the left, Tangent Distance is 149.58 feet, Radius is 5374.65 feet, Length of Arc is 299.08 feet) to the Southwest corner of the Alabama Power Company Lot; thence turn an angle of 106 degrees 39 minutes to the right from Tangent of said curve and run along the South line of Alabama Power Company lot a distance of 192.70 feet to the point of beginning.

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

\$58,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously.

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 31st day of January, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

Lyman Eric Perrine
Lyman Eric Perrine

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Lyman Eric Perrine, a single man,

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 31st day of January, A. D., 1995

Michael T. Atchison
Notary Public.

My Commission Expires: 10/16/96

1995-02714