

STATE OF ALABAMA §
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SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Fourteen Thousand and NO/100 (\$14,000.00) Dollars to the undersigned **RAYMOND A. THOMAS, JR. AND WIFE, MARLA D. THOMAS AND BRANDIE THOMAS ORGILL, A MARRIED WOMAN**, herein referred to as Grantor, in hand paid by **JOHNNY EDWARDS AND WIFE, MARY F. EDWARDS**, whose mailing address is Post Office Box 72, Harpersville, Alabama 35078, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

From the S.E. corner of Section 10, T19S-R2E, run West along the South boundary of said Section 10 for a distance of 381.73 feet; thence turn 90°40' 25" right and run 177.91 feet to the point of beginning of herein described parcel of land; thence continuing along aforementioned course for a distance of 188.83 feet; thence turn 32°13'25" left and run 111.25 feet; thence turn 90°47'33" right and run 147.12 feet to a point on the West boundary of the Central of Georgia Railroad; thence turn 86°01'14" right and run 407.0 feet along said railroad boundary; thence turn 120°07'22" right and run 303.33 feet to the point of beginning of herein described parcel of land containing 1.56 acres, being those same lands as described by that certain deed recorded in the Office of the Judge of Probate of Shelby County, in Real Book 023 at Page 302.

AND ALSO a 20.0 drive easement, being 20' perpendicular to the West boundary of aforementioned Central of Georgia Railroad, extending from the Southeast corner of aforescribed parcel of land, South 32°45'50" East approximately 250 feet to an existing paved street, being the same easement referred to in Book 023, Page 299 in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: A lot in the town of Vincent, Alabama, described as follows: From the Southeast corner of Section 10, T19S-R2E, run West along the South boundary of said Section 10 for a distance of 381.73 feet; thence turn 90°40'25" right and run 366.74 feet to the point of beginning. Thence turn 32°13'25" left and run 111.25 feet; thence turn 90°47'33" right and run 147.12 feet to a point on the West boundary of the Central of Georgia Railroad; thence turn 86°01'14" right and run 111.25 feet along said railroad boundary; thence turn 88°41'54" right and run 149.97 feet to the point of beginning of herein described parcel of land. Being part of those same lands described by that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 023 at Page 302.

The above described property is no part or portion of the homestead of the grantor herein, Brandie Thomas Orgill or her spouse.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it

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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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 10th day of February, 1995.

Raymond A. Thomas, Jr.
Raymond A. Thomas, Jr.

Marla D. Thomas
Marla D. Thomas

Brandie Thomas Orgill
Brandie Thomas Orgill

STATE OF ALABAMA

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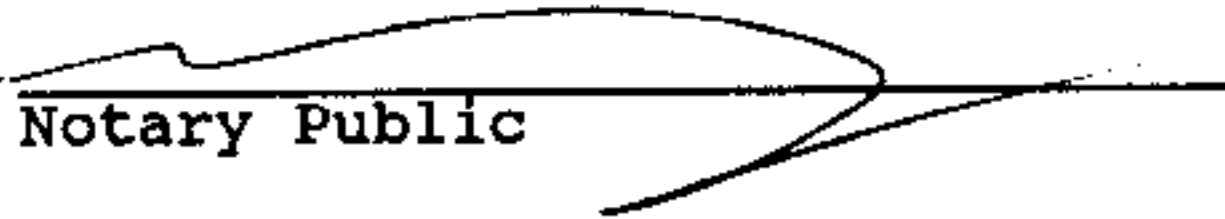
TALLADEGA COUNTY

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I, the undersigned authority in and for said County, in said State, hereby certify that Raymond A. Thomas, Jr. and wife, Marla D. Thomas, and Brandie Thomas Orgill, a married woman, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of February, 1995.


Notary Public

THIS INSTRUMENT PREPARED BY:
Barry D. Vaughn
PROCTOR AND VAUGHN
201 NORTH NORTON AVENUE
SYLACAUGA, ALABAMA 35150

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