

SEND TAX NOTICE TO:

(Name) J.W. McQueen and Billie J. McQueen

4444 Highway 26

(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

C. W. McQueen and wife, Maurice McQueen

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

J. W. McQueen and wife, Billie J. McQueen

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

Shelby

County, Alabama to-wit:

PARCEL 1:

A parcel of land situated in the SE 1/4 of Section 14, Township 21 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows: Begin at the SW corner of the SE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence N 88 deg -11'-10" E along the southerly line of said 1/4-1/4 section a distance of 710.18'; thence N 5 deg -04' -42" E a distance of 1328.70'; thence N 17 deg-30'-55' W a distance of 217.47'; thence N 63 deg-25'-54" E a distance of 212.10'; thence N 56 deg -01'-20" W a distance of 185.37'; thence N 12 deg-07'-40" W a distance of 86.67'; thence S 84 deg-47'-40" W a distance of 91.67' to a point on the easterly boundary of Lot 17 of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate, Shelby County, Alabama; thence S 4 deg-30'-51" E along said boundary a distance of 462.02'; thence S 88 deg-03'-51" W along the southerly boundary of said lot a distance of 825.15'; thence S 4 deg-28'-47" E along the easterly boundary of said lot a distance of 333.50'; thence S 4 deg -10'-49" E along the easterly boundary of Lot 14 of said subdivision a distance of 1010.02' to the Point of Beginning. Said parcel contains 26.50 acres, more or less. According to the survey of Robert C. Farmer, P.L.S. Al. Reg. No. 14720, dated February 15, 1995.

03/01/1995-05244
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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, we have hereunto set our hand(s) and seal(s), this 27th

day of February, 19 95.

WITNESS:

Dorothy Jackson (Seal)

James Culver (Seal)

(Seal)

C.W. McQueen (Seal)
C. W. McQueen

Maurice (Jr) McQueen (Seal)
Maurice McQueen

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. W. McQueen and wife, Maurice McQueen whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, A.D., 19 95

Peggy J. Letson
Notary Public.

Inst # 1995-05244