

SEND TAX NOTICE TO:

(Name) Henry G. McQueen and Brenda McQueen
 156 Lakeover Drive East
 (Address) Columbus, Mississippi 39702

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
 (Address) COLUMBIANA, ALABAMA 35051

500.00

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 DOLLAR

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

Henry G. McQueen and wife, Brenda 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 2:

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 SE corner of Section 14, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence N 4 deg -17'-59" W a distance of 2085.82' to a point on the southeasterly right-of-way line of Shelby County Highway No. 26 (80' R.O.W.); thence S 86 deg-02'-22" W along said right-of-way line a distance of 216.34' to a point on a curve to the right having a radius of 994.99' and a central angle of 1 deg-57'-14"; thence along said right-of-way line and the arc of said curve a distance of 33.93'; said arc subtended by a chord which bears S 86 deg -51'-14" W a distance of 33.93', to the end of said curve; thence S 2 deg-56'-14" W and leaving said right-of-way a distance of 54.88'; thence S 11 deg-55'-25" W a distance of 115.77'; thence S 42 deg-30'-21" E a distance of 128.25'; thence S 21 deg -47'-35" E a distance of 124.43'; thence S 37 deg-27'-59" W a distance of 98.63'; thence S 17 deg-32'-48" E a distance of 216.85'; thence S 63 deg-16'-13" W a distance of 212.32'; thence S 5 deg-04'-42" W a distance of 1328.70' to a point on the southerly line of the SE 1/4 of the SE 1/4 of said section; thence N 88 deg-11'-10" E along said southerly line of said 1/4-1/4 section a distance of 602.13' to the Point of Beginning. Said parcel contains 19.05 acres, more or less. According to the survey of Robert C. Farmer, P.L.S., Al. Reg. No. 14720, dated February 15, 1995.

03/01/1995-05245
 09:01 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE

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)
Janice Culver (Seal)
 _____ (Seal)

C. W. McQueen (Seal)
Maurice McQueen (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 C. W. McQueen and wife, Maurice McQueen whose name s 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

Gregory J. Jackson

Notary Public.

Inst # 1995-05245