

This instrument was prepared by
(Name) B. Christopher Battles
205 20th St. North
(Address) Suite 503 Frank Nelson Building
Birmingham, AL 35203

Send Tax Notice To: James Dawson
name
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY
That in consideration of FORTY SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$47,900.00) DOLLARS

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

Michael Todd Morrell and wife, Sandy L. Morrell
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Dawson and wife, Margaret C. Dawson
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

LEGAL DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF,
AND MARKED "EXHIBIT A"

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Inst # 1995-06330

03/13/1995-06330
10:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 59.00

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 grantee 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 22nd
day of February, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

Michael Todd Morrell (Seal)
Michael Todd Morrell
Sandy L. Morrell (Seal)
Sandy L. Morrell (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned
hereby certify that Michael Todd Morrell and wife, Sandy L. Morrell
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 22nd day of February, A. D., 1995.

Notary Public
Notary Public

EXHIBIT "A"

A parcel of land in the NW 1/4 of SW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the northeast corner of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and run thence southerly along the east line of said 1/4 1/4 section a distance of 849.00 feet to a point; thence turn 92 deg. 47 min. 00 sec. right and run westerly 277.26 feet to the point of beginning of the property being described; thence turn 87 deg. 13 min. 00 sec. right and run northerly 125.00 feet to a point; thence turn 86 deg. 01 min. 53 sec. left and run westerly 353.90 feet to a point on the easterly margin of Highway No. 119; thence turn 94 deg. 03 min. 39 sec. left and run southerly along said margin of said highway 125.00 feet to a point; thence turn 85 deg. 56 min. 14 sec. left and run easterly 353.90 feet to the point of beginning; being situated in Shelby County, Alabama.

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