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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
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SEND TAX NOTICE TO:

(Name) Alfred J. McCombs

(Address) 107 Bannerman Rd
Bessemer Al 35023

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 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 Forty Five Thousand and no/100 ----- DOLLARS

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

Robert J. Lenning and wife, Joyce A. Lenning

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

Alfred J. McCombs and Ailene C. McCombs

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

Shelby

County, Alabama to-wit:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 18, Township 24 North, Range 16 East; thence run East along the North line of said 1/4-1/4 Section 311.98 feet to the centerline of a 30.0 foot road easement; thence 95 degrees 31 minutes right and run Southerly along said road centerline 193.75 feet; thence 14 degrees 44 minutes left and along said road centerline 156.17 feet; thence 18 degrees 55 minutes left and along said road centerline 153.23 feet; thence 13 degrees 09 minutes right and along said road centerline 160.16 feet; thence 00 degrees 54 minutes right and along said road centerline 111.60 feet; thence 25 degrees 28 minutes left and along said road centerline 52.22 feet to the point of beginning; thence turn 63 degrees 56 minutes 59 seconds left and run Northeasterly 231.75 feet to a point on the 397.0 foot contour line of Lay Lake; thence turn 96 degrees 41 minutes 08 seconds right to the chord of a curve to the right along said 397.0 foot contour line; thence run along said 397.0 foot contour line a chord distance of 96.89 feet; thence turn 91 degrees 31 minutes 51 seconds right from the projection of said chord and run Westerly 219.12 feet to a point on the centerline of said road easement; thence turn 81 degrees 12 minutes right and run Northerly along said road centerline 58.75 feet; thence 25 degrees 28 minutes left and along said road centerline 6.58 feet to the point of beginning.
Situating in Shelby County, Alabama.

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 3

day of April, 1995

WITNESS:

(Seal)

(Seal)

(Seal)

Robert J. Lenning (Seal)
Joyce A. Lenning (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 Robert J. Lenning and Joyce A. Lenning are known to me, acknowledged before me whose name are signed to the foregoing conveyance, and who they executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this

3

day of

April

95

Notary Public.

Inst # 1995-08433