

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Central Alabama Title Company, Inc.

STATE OF ALABAMA
COUNTY OF

Send Tax Notice To:

Paul Bennett

129 Highway 47 South, Columbiana, AL 35051

Presently

Inst. # 1995-11537

That in consideration of TEN DOLLARS (10.00) AND OTHER VALUABLE CONSIDERATIONS

to the undersigned grantor or grantors in hand paid by the GRANTLEES ^{05/03/1995 12:14 PM} ⁵³⁷ ^{Proof is acknowledged, we,}

PAUL G. BENNETT, A SINGLE MAN

05/03/1995 12:14 PM CERTIFIED

(herein referred to as grantors) do grant, bargain, sell and convey ^{SHELBY COUNTY JUDGE OF PROBATE} ^{001 SNA 16.00}

PAUL G. BENNETT (single), DARRYL BEAM and wife, LAURIE BEAM

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

SHELBY

County, Alabama to-wit:

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN THE CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA, AND BEING BOUNDED AS FOLLOWS.

TO REACH A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST AND RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SUCH SECTION A DISTANCE OF 394.5 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 80 DEG. 35 MIN. AND RUN SOUTH 80 DEG. 43 MIN. WEST A DISTANCE OF 2981.6 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 08 DEG. 46 MIN. AND RUN SOUTH 89 DEG. 29 MIN. WEST A DISTANCE OF 1368.2 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 28 DEG. 26 MIN. AND RUN NORTH 62 DEG. 05 MIN. WEST A DISTANCE OF 257.2 FEET TO A POINT, SUCH POINT BEING THE POINT OF BEGINNING OF THE BOUNDARY OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING, TURN AN ANGLE TO THE RIGHT OF 34 DEG. 41 MIN. AND RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 100.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MOONEY ROAD; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MOONEY ROAD A DISTANCE OF 212.45 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE COLUMBIANA-SHELBY ROAD; THENCE RUN IN A SOUTHERLY DIRECTION ALONG SAID COLUMBIANA-SHELBY ROAD A DISTANCE OF 193.24 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 73 DEG. 21 MIN. AND RUN NORTH 77 DEG. 52 MIN. EAST A DISTANCE OF 192.7 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 105 DEG. 16 MIN. AND RUN NORTHWESTERLY A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

IT IS THE INTENTION OF THE THREE GRANTEEES OF THIS DEED FOR IT TO BE A SURVIVORSHIP BETWEEN THE THREE.

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 grantors herein) in the event one grantor 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 grantors 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, I have hereunto set MY hand(s) and seal(s), this 13th day of April, 1995.

WITNESS:

(Seal)

(Seal)

Paul G. Bennett

STATE OF ALABAMA

COUNTY JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that PAUL G. BENNETT, A SINGLE MAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, A.D. 19 95.

NOTARY PUBLIC

1-26-95