

STATE OF ALABAMA

SHELBY COUNTY

\$500.00

SURVIVORSHIP WARRANTY DEED

Inst # 1995-19063

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable and good consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt of all of which is hereby acknowledged, we, Margaret Ann Cheney, a married woman, Thomas L. Hatchett, a married man, Benjamin F. Hatchett, Jr., a married man, and Elizabeth Arlyn Weir, a married woman, being all the heirs at law and devisees of Benjamin F. Hatchett, Sr., deceased, herein referred to as Grantors, do grant, bargain, sell and convey unto, Bobby Etness and wife, Linda Etness, herein referred to as Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED SCHEDULE "A" FOR A COMPLETE DESCRIPTION OF PROPERTY CONVEYED

This conveyance is subject to any and all restrictive covenants, easements, setback lines, and/or zoning ordinances which may be applicable to the above described property.

Together with the appurtenances thereunto belonging.

The property described herein is no part of the Grantor's homestead.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

*Linda Etness
26045 Hwy 145
Wilsonville, AL 35186*

07/19/1995-19063
02:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 18.50

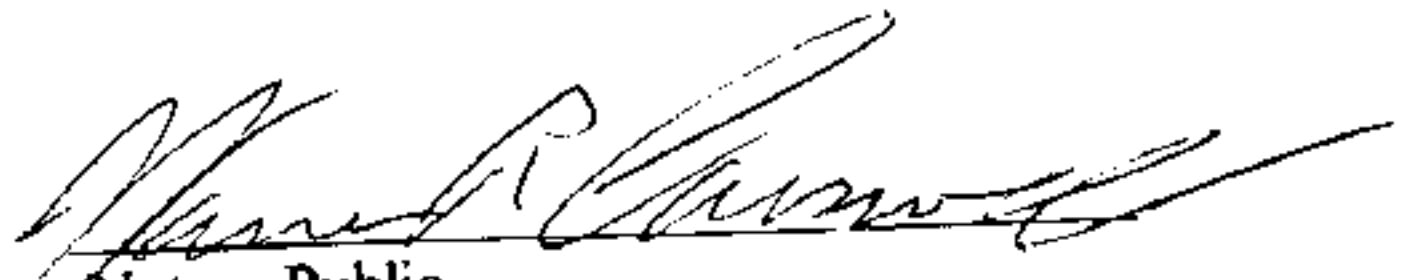
STATE OF GEORGIA

Lawrence COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Hatchett, 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 9th day of June

1995.


Notary Public
My Commission Expires: MY COMMISSION EXPIRES AUGUST 4, 1997


STATE OF ALABAMA

MADISON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Arlyn Weir, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June

1995.



Notary Public
My Commission Expires: 8-19-98

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day
of May, 1995.

Margaret Ann Cheney
Margaret Ann Cheney

Thomas L. Hatchett
Thomas L. Hatchett

Benjamin F. Hatchett, Jr.
Benjamin F. Hatchett, Jr.

Elizabeth Arlyn Weir
Elizabeth Arlyn Weir

STATE OF ALABAMA
LAUDERDALE COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Benjamin F. Hatchett, Jr., 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 31st day of May

1995.

Judith Cabler
Notary Public
My Commission Expires: 7-28-97

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Margaret Ann Cheney, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June

1995.

[Signature]
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES AUGUST 4, 1997

VOID
WAC
JAC

Judy F. Hippo
My Commission Expires 10/08/97.

Description in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 21, South, Range 1 East, Shelby County, Alabama.

For: Bobby and Linda Etress
26045 Hwy. 145

EXHIBIT "A"

Begin at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 27, T-21-S, R-1-E; Thence proceed South, along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., for a distance of 786.76 feet, to the West right of way line of Ala. State Hwy. No. 145; Thence turn a deflection angle of 19 deg. 51 min. 06 sec. to the right, to the Tangent of a right of way curve, and proceed along said right of way curve, whose Delta angle is 02 deg. 35 min. 33 sec. to the left, Radius is 7,739.44 ft., Tangent distance is 175.12 ft., Arc distance is 350.18 ft., Chord distance is 350.15 ft.; Thence turn a deflection angle of 91 deg. 26 min. 18 sec. to the right, from the Tangent of said right of way curve, and proceed for a distance of 374.15 feet; Thence turn a deflection angle of 24 deg. 11 min. 32 sec. to the left, and proceed for a distance of 57.07 feet; Thence turn a deflection angle of 13 deg. 38 min. 43 sec. to the left, and proceed for a distance of 181.43 feet; Thence turn a deflection angle of 78 deg. 31 min. 48 sec. to the right, and proceed for a distance of 113.00 feet; Thence turn a deflection angle of 56 deg. 59 min. 23 sec. to the left, and proceed for a distance of 125.50 feet; Thence turn a deflection angle of 53 deg. 43 min. 37 sec. to the left, and proceed for a distance of 147.00 feet; Thence turn a deflection angle of 29 deg. 03 min. 00 sec. to the left, and proceed for a distance of 91.70 feet; Thence turn a deflection angle of 55 deg. 47 min. 03 sec. to the right, and proceed for a distance of 377.24 feet, to the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 27; Thence turn a deflection angle of 114 deg. 29 min. 02 sec. to the right, and proceed North, along the West line of said $\frac{1}{2}$ $\frac{1}{2}$ Sec.; for a distance of 1334.98 feet, to the Northwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Sec.; Thence turn an angle of 90 deg. 38 min. 06 sec. to the right and proceed East, along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec. for a distance of 1330.54 feet to the point of beginning.



FRANK W. WHEELER
LAND SURVEYING
P. O. BOX 356
COLUMBIANA, ALA. 35034
1954 # 1995-19063

07/19/1995-19063
02:13 PM CERTIFIED
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004 MCD 18.50