

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Mr. David E. Blair
2823 Highway 16
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) 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 NINETY 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,
C & C CONSTRUCTION,

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

DAVID EDWARD BLAIR, a single man
LORI M. JONES, a single woman,
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
SHELBY

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way and permits of record.

\$95,245.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1995-26322

09/21/1995-26322
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 13.05

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, I have hereunto set my hand(s) and seal(s), this 20th day of September, 1995.

WITNESS:

(Seal) _____
(Seal) _____
(Seal) _____
By: Kenneth D. Cost Owner (Seal)
Kenneth D. Cost, Its Owner (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Kenneth D. Cost as owner of C & C Construction 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 20th day of September, A. D., 1995

Mike T. Atchison
My Commission Expires: 10/16/96 Notary Public.

Inst # 1995-26322

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situted in the NW 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, and being described as follows:

"B" Property Description

Commence at the NW corner of said 1/4 Section: thence South 01 degree 28 minutes 36 seconds East along the West line of said 1/4 section a distance of 976.42 feet; thence North 88 degrees 31 minutes 24 seconds East and run a distance of 47.84 feet to the Point of Beginning; thence North 42 degrees 09 minutes 25 seconds East and run a distance of 208.70 feet; thence South 47 degrees 50 minutes 35 seconds East and run a distance of 208.71 feet; thence South 42 degrees 09 minutes 25 seconds West and run a distance of 208.72 feet; thence North 47 degrees 50 minutes 22 seconds West and run a distance of 208.71 feet to the Point of Beginning.

ALSO, an Ingress, Egress and Utility Easement lying 10 feet on each side of the following described centerline:

Commence at the NW corner of said 1/4 Section: thence South 01 degree 28 minutes 36 seconds East along the West line of said 1/4 section a distance of 326.29 feet to the southerly right of way line of Shelby County Highway No. 16 (80' R.O.W); thence South 01 degree 28 minutes 36 seconds East and run a distance of 650.13 feet; thence North 88 degrees 31 minutes 24 seconds East and run a distance of 47.84 feet; thence North 42 degrees 09 minutes 25 seconds East and run a distance of 59.86 feet to the Point of Beginning; thence North 10 degrees 32 minutes 35 seconds West and run a distance of 29.00 feet; thence North 19 degrees 06 minutes 01 second East and run a distance of 87.59 feet; thence North 29 degrees 03 minutes 50 seconds East and run a distance of 49.17 feet; thence North 49 degrees 37 minutes 17 seconds East and run a distance of 70.03 feet; thence North 56 degrees 04 minutes 49 seconds East and run a distance of 263.85 feet; thence North 41 degrees 35 minutes 13 seconds East and run a distance of 37.27 feet more or less to the southerly right of way of said Highway No. 16 and to the end of said easement.

According to the survey of Robert C. Farmer, P.L.S. Al. Reg. No. 14720, dated May 1, 1995.

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