

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) Thomas L. Brown
General Delivery
(Address) Westover, Alabama 35185

This instrument was prepared by

(Name) Michael T. Atchison, Attorney At Law
(Address) P.O. Box 822 Columbiana, Alabama 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 Payment of 500⁰⁰ / DOLLARS

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

Harold Rich and wife, Nancy Rich

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

Thomas L. Brown and wife, Emily C. Brown

(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 Northwest corner of the SW1/4 of the NE1/4, Section 28, Township 19 South, Range 1 East, thence run South along the West line of said 1/4 1/4 Section a distance of 393.77 feet, to the point of beginning; thence continue in the same direction a distance of 423.29 feet; thence turn an angle of 48 degrees 53 minutes 21 seconds to the left and run a distance of 340.94 feet, to a point on the North right of way of Highway No. 280; thence turn an angle of 47 degrees 11 minutes 32 seconds to the left and run along said Highway R/W a distance of 40.90 feet; thence turn an angle of 132 degrees 48 minutes 28 seconds to the left and run a distance of 355.09 feet; thence turn an angle of 48 degrees 53 minutes 21 seconds to the right and run a distance of 416.33 feet, to the South line of above described tract; thence turn an angle of 102 degrees 33 minutes 36 seconds to the left and run a distance of 30.74 feet, to the point of beginning. Situated in the SW1/4 of the NE1/4, Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

Inst # 1995-32290

11/08/1995-32290
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 9.00

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 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 12th day of August, 19 94.

WITNESS:

_____(Seal) Harold Rich _____(Seal)
_____(Seal) Nancy Rich _____(Seal)
_____(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 Harold Rich and Nancy Rich, his wife 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 12th day of August, A.D., 19 94
Margaret P. Archer Notary Public
My Commission Expires 4-6-96

Inst # 1995-32290