

This Instrument was prepared by:
J. Mark McLaughlin
4788 Old Highway 280
Sterrett, AL 35147

✓ Send Tax Notice To:
J. Mark McLaughlin
4788 Old Highway 280
Sterrett, AL 35147

WARRANTY DEED (WITH SURVIVORSHIP)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
TEN AND NO/100'S DOLLARS (\$10.00), that the GRANTOR,

IRENE M. NELSON, A WIDOW

in hand paid by

J. MARK MCLAUGHLIN AND SHERRY L. MCLAUGHLIN

hereafter referred to as GRANTEES, the receipt of which is
hereby acknowledged, the said GRANTOR does hereby grant,
bargain, sell and convey unto the said GRANTEES, as joint
tenants, with the right of survivorship, the following
described real estate, situated in SHELBY COUNTY, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto the said GRANTEES as joint
tenants, with the right to 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 in and to the
property described hereinabove 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 the said GRANTOR and for GRANTOR'S heirs, executors
and administrators do hereby covenant with the said GRANTEES,
their heirs and assigns, that I am lawfully seized in fee
simple of said premises; that they are free from all encumbrances,
unless otherwise noted hereinabove; that I have a good right
to sell and convey the same as aforesaid; that I will and for
my 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.

11/29/1995-34264
04:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.00

Inst # 1995-34264

Value
\$500

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto
set her hand and seal on this the 28th day of Sept., 1995.

Irene M. Nelson
Irene M. Nelson

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County
in said State, hereby certify that Irene M. Nelson, 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 within conveyance, that she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day
of Sept., 1995.

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: April 6, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Merrie A. Cornelius
Notary Public

EXHIBIT "A"

Description to-wit:

From the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$) of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, proceed South 00°09' East along the accepted East boundary of said quarter-quarter section a distance 312.0 feet to the POINT OF BEGINNING of herein described property; thence proceed South 00°24' East a distance of 499.94 feet to an existing Iron Pin; thence proceed South 00°20' West a distance of 154.20 feet; thence proceed South 86°42' West along a fence a distance of 106.73 feet; thence proceed North 82°49' West along said fence a distance of 104.55 feet; thence proceed North 00°12' West a distance of 647.17 feet to a point; thence proceed East a distance of 209.97 feet to the POINT OF BEGINNING of herein described parcel of land. Containing 3.18 acres.

The above described property being subject to a 30 ft. easement along the West boundary, being more particularly described as commencing at the Northeast corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ OF Section 21, Township 19 South, Range 1 East and proceed West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 209.97 feet to a point; thence proceed South 00 deg. 12 min. East a distance of 312.0 feet to the POINT OF BEGINNING of herein described 30 ft easement, said point being the Northwest corner of the above described 3.18 acre parcel; thence continue South 00°12' East along a line that is 30 ft. West of and parallel to the East boundary of said 30 ft. easement (West boundary of above described parcel of land) a distance of 647.17 feet to the point of ending of said easement.

Also a 30 ft. easement for access/utilities to the above described 3.18 acre parcel, being more particularly described as commencing at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 21, Township 19 South, Range 1 East and proceed West along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 210.27 feet; thence proceed South 00°12' East a distance of 959.17 feet to the Southwest corner of the above described property, being the POINT OF BEGINNING of the West boundary of herein described 30 ft. easement; thence continue South 00°12' East along a line that is 30 ft. west of and parallel to the East boundary of said 30 ft. easement a distance of 315.5 feet to a point of intersection of the west boundary of said 30 ft. easement and the North right-of-way boundary of Old Highway # 280, being the point of termination of herein described easement.

The above described property is located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.

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