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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) Wayne Raia

(Address) P. O. Box 305
Andersville, Al. 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, 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 THIRTY THOUSAND AND NO/100----- (\$30,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James A. Weatherspoon and wife, Peggy Weatherspoon,

(herein referred to as grantors) do grant, bargain, sell and convey unto
Wayne Raia and wife, Nancy Raia,

(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 FOR LEGAL DESCRIPTION

All of the above consideration recited above was paid from a mortgage recorded simultaneously herewith.

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

Inst # 1995-36205

12/18/1995-36205
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 15th day of December, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

James A. Weatherspoon (Seal)
James A. Weatherspoon

Peggy Weatherspoon (Seal)
Peggy Weatherspoon

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James A. Weatherspoon and wife, Peggy Weatherspoon, 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 15th day of December, A. D. 19 95.

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

Inst # 1995-36205

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

The East Half of the SW 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 1 East, less and except the North 279 feet thereof.

ALSO, the 100-foot Alabama Power Company transmission line easement across the East Half of the SW 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 1 East.

Also, an easement for ingress and egress over and across the following described parcel: Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 1 East and run thence North along the West line of said Quarter-Quarter Section a distance of 404.23 feet to the SW corner of Roderick R. and Darla J. Pair property, as described in Deed Book 309, at Page 291, Office of Judge of Probate of Shelby County, Alabama; thence continue North along the West line of said Quarter-Quarter Section a distance of 15.0 feet; thence run East, parallel with the South line of said Pair property, a distance of 670.03 feet to a point on the East line of said Pair property; thence run South, along the East line of said Pair property, a distance of 15.0 feet to the Southeast corner of said Pair property; thence turn an angle of 90 degrees 47 minutes 14 seconds to the right and run a distance of 655.03 feet along the South line of said Pair property to a point which is 15.0 feet East of the SW corner of said Pair property; thence run South, parallel with the West line of said Quarter-Quarter Section, a distance of 404.23 feet to a point on the South line of said Quarter-Quarter Section; thence run West, along the South line of said Quarter-Quarter Section, a distance of 15.0 feet to the point of beginning.

It is intended that the easement herein granted will be used as a private roadway and for private utility lines between an unpaved public road connecting with Shelby County Highway No. 109 and other real estate which does not have road frontage thereon.

A 7.50-foot easement for a roadway, being more particularly described as follows: From the Northwest corner of the N 1/2 of the SE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 1 East, proceed South along the West line of said 1/4-1/4 Section for a distance of 279.00 feet to the point of beginning; thence turn a deflection angle of 90 degrees 58 minutes 45 seconds to the right and proceed West for a distance of 669.18 feet; thence turn a deflection angle of 89 degrees 05 minutes 59 seconds to the right and proceed North for a distance of 7.50 feet; thence turn a deflection angle of 90 degrees 54 minutes 01 seconds to the right and proceed East for a distance of 669.18 feet; thence turn a deflection angle of 89 degrees 01 minutes 15 seconds to the right and proceed South for a distance of 7.50 feet to the point of beginning.

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