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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) Pat Erwin(Address) 34 Horton Loop
Calera, Al. 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law(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 Seventeen Thousand Six Hundred Seven and 09/100 ----- DOLLARS

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

Lawrence Broadhead and wife, Rhonda S. Broadhead

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

Pat Erwin and Faye N. Erwin

(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 restrictions, easements and rights of way of record.

Inst # 1996-00653

01/08/1996-00653
03:08 PM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE
23.00

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 16thday of November, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

Lawrence E. Broadhead (Seal)Rhonda S. Broadhead (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

the undersigned authority

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Lawrence Broadhead and Rhonda S. Broadheadwhose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before meon 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 16thday of NovemberA. D., 19 95

MY COMMISSION EXPIRES JUNE 21, 1997

Notary Public

Inst # 1996-00653

"EXHIBIT A"

PARCEL I:

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 27, Township 24 North, Range 15 East; thence run North along the West line of said 1/4-1/4 Section, a distance of 466.30 feet to a point on contour elevation 397.00; thence turn a deflection angle of 128 degrees 54 minutes to the right and run a distance of 14.19 feet; thence turn a deflection angle of 35 degrees 56 minutes to the left and run a distance of 255.77 feet; thence turn a deflection angle of 75 degrees 51 minutes to the left and run a distance of 119.37 feet to a point on the centerline of an un-named gravel road; thence turn a deflection angle of 10 degrees 19 minutes to the right and run a distance of 88.71 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn a deflection angle of 104 degrees 40 minutes 46 seconds to the left and run a distance of 240.51 feet to a point on contour elevation 397.00; thence turn a deflection angle of 53 degrees 24 minutes 14 seconds to the left and run a distance of 122.04 feet; thence turn a deflection angle of 126 degrees 50 minutes 38 seconds to the left and run a distance of 287.93 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4 of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama.

PARCEL II:

The S 1/2 of the following parcel of land;

Commence at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 27, Township 24 North, Range 15 East; thence turn North along the West line of said 1/4-1/4 Section, a distance of 466.30 feet to a point on contour elevation 397.00 feet; thence turn a deflection angle of 128 degrees 54 minutes to the right and run a distance of 14.19 feet; thence turn a deflection angle of 35 degrees 56 minutes to the left and run a distance of 255.77 feet; thence run a deflection angle of 75 degrees 51 minutes to the left and run a distance of 119.37 feet to a point on the center line of an unnamed gravel road; thence turn a deflection angle of 10 degrees 19 minutes to the right and run a distance of 188.71 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn a deflection angle of 101 degrees 19 minutes 54 seconds to the left and run a distance of 263.87 feet to contour elevation 397.00 feet; thence turn a deflection angle of 92 degrees 06 minutes to the left and run a distance of 101.71 feet; thence turn a deflection angle of 91 degrees 14 minutes 46 seconds to the left and run a distance of 240.51 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama.

Inst # 1996-00653

01/08/1996-00653
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SHELBY COUNTY JUDGE OF PROBATE
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