

Send Tax Notice To:

This instrument was prepared by

Newman & Sexton

James R. Boswell

(Name) 3021 Lorna Rd.
Birmingham, Al. 35216

(Name) 7926 Highway 155
Montevallo, Al. 35115

(Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-eight thousand and no/100 (\$78,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Omadee Estelle Galloway, an unmarried woman

(herein referred to as grantors) do, grant, bargain, sell and convey unto
James R. Boswell and Amy W. Boswell

(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 of
property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$74,100.00 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Omadee Estelle Galloway is the sole surviving grantee of those certain
warranty deeds with survivorship recorded in Deed Book 241, page 172 and
Deed Book 262, page 264, the other Grantee Robert Burns Galloway having
died on or about July 1993.

01/16/1996-01319
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00

Inst # 1996-01319

TO HAVE AND TO HOLD, to 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 12 day of
January, 19 96.

(Seal)

Omadee Estelle Galloway
OMADEE ESTELLE GALLOWAY

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Omadee Estelle Galloway, an unmarried woman whose name(s) 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, she
is, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12 day of January, 19 96

James R. Boswell
Notary Public
3-11-96

EXHIBIT A

A parcel of land situated in the NW $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of said NW $\frac{1}{4}$ of said Section 7 and run in an easterly direction along the South line thereof for a distance of 304.85 feet, more or less, to an old crimped iron, said point being located on the Northeasterly right of way line of Highway #155 and being the point of beginning of the property herein described; thence turn an angle to the left of 127°15'40" and run in a northwesterly direction along said right of way line for a distance of 341.40 feet, more or less, to an old crimped iron; thence turn an angle to the right of 96°35'40" and run in a northeasterly direction for a distance of 55.48 feet to an old crimped iron; thence turn an angle to the right of 43°08'00" and run in a southeasterly direction for a distance of 88.55 feet to an iron; thence turn an angle to the right of 34°28'00" and run in a southeasterly direction for a distance of 142.00 feet to an iron; thence turn an angle to the right of 8°22'40" and run in a southeasterly direction for a distance of 215.45 feet to an old open top pipe, said point being located on said South line of the NW $\frac{1}{4}$ of Section 7; thence turn an angle to the right of 124°41'20" and run in a westerly direction along said South line for a distance of 147.07 feet to the point of beginning of the herein described parcel of land.

Inst # 1996-01319

01/16/1996-01319
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00