

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) Mr. G. Steven Henry

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-15 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 Sixteen Thousand and no/100 DOLLARS

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

Earl M. Butler, a married man

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

G. Steven Henry and wife, Derotha M. Henry

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:
Begin at the Northeast corner of said 1/4-1/4 Section; thence run South along the 1/4-1/4 line 359.40 feet to a point on the 397 foot contour line on the North side of Lay Lake; thence run Northwest along said contour line the following approximate courses and distances: turn right 111 degrees 39 minutes 19 seconds a distance of 124.16 feet; turn right 74 degrees 01 minutes 29 seconds a distance of 92.36 feet; turn left 15 degrees 01 minutes 14 seconds a distance of 72.15 feet; turn left 109 degrees 53 minutes 46 seconds a distance of 32.37 feet; turn right 76 degrees 16 minutes 00 seconds a distance of 58.83 feet; turn left 67 degrees 29 minutes 17 seconds a distance of 53.51 feet; turn right 31 degrees 21 minutes 43 seconds a distance of 38.56 feet; turn right 28 degrees 22 minutes 12 seconds a distance of 61.69 feet; turn right 13 degrees 58 minutes 15 seconds a distance of 116.22 feet to a point on the North 1/4-1/4 line; thence turn right 126 degrees 23 minutes 32 seconds and run East along said 1/4-1/4 line 391.62 feet to the point of beginning. According to survey of Amos Cory, RLS #10550, dated December 5, 1988.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

06/06/1996-18426
12:24 PM CERTIFIED

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, I have hereunto set my hand(s) and seal(s), this 3rd

day of June, 1996

WITNESS:

(Seal)

Earl M. Butler (Seal)
Earl M. Butler

(Seal)

(Seal)

STATE OF ALABAMA

Shelby Madison COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Earl M. Butler, a married man 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, A.D. 1996

D. A. Hardman
Notary Public

Inst # 1996-18426