

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

2400.00

Inst. # 1996-20458

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, **Corine D. Gates**, a widow, herein referred to as Grantor, in hand paid by **Corine D. Gates, a widow; James Earl Gates**, a married man; **Jean Johnson**, a widow, and **Ann McClurg**, a married woman herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southwest corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North along the West boundary of said Section 26 for a distance of 2079.75 feet to a point on the North right-of-way boundary of County Road No. 62 (paved), thence turn a deflection angle to the right of 73 deg. 22' 41" and proceed Northeasterly along said road right-of-way for a distance of 1113.98 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue along the aforementioned course along said right-of-way for a distance of 120.91 feet; thence turn an interior angle to the right of 98 deg. 22' 39" and proceed in a Northwesterly direction for a distance of 381.53 feet; thence turn an interior angle to the right of 98 deg. 38' 50" and proceed in a Westerly direction for a distance of 108.35 feet; thence turn an interior angle to the right of 98 deg. 41' 03" and proceed in a Southwesterly direction for a distance of 110.22 feet; thence turn an interior angle to the right of 158 deg. 55' 10" and proceed in a Southeasterly direction for a distance of 310.89 feet back to the POINT OF BEGINNING.

The above described parcel of land is located in the NW1/4-SW1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama.

Title not searched by Preparer.

Description furnished by Grantor from a survey by Martin Land Surveying dated January 26, 1994.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and

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SHELBY COUNTY JUDGE OF PROBATE
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administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 1st day of May, 1996.

Corine D. Gates
Corine D. Gates

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Corine D. Gates, a widow, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 1996.

Judith C. Kuenen
NOTARY PUBLIC
My Commission Expires: 9/25/99

This document prepared by:

A. Bruce Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:

Corine Gates
565 Shelby Hwy # 2
Harpersville, AL 35078

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SHELBY COUNTY JUNE 16 1996
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