

SEND TAX NOTICE TO:

\$1,000.00

(Name) Terry A. Bevard & Shirley H. Bevard
954 Highway 435
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 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 ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we.

Vivian C. Stoner, a widow

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

Terry A. Bevard and Shirley H. Bevard

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

Shelby County, Alabama to-wit:

Parcel #1

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter, Section 21, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 630.0 feet; thence turn an angle of $90^{\circ} 38'$ to the right and run a distance of 160.0 feet to the point of beginning; thence continue along last said course for a distance of 213.44 feet more or less to the east margin of a county road; thence turn an angle of $65^{\circ} 00'$ right and run along the east margin of said county road a distance of 231.70 feet; thence turn an angle of $115^{\circ} 00'$ right and run a distance of 309.05 feet; thence turn an angle of $89^{\circ} 22'$ right and run a distance of 210.0 feet to the point of beginning. Containing 1.26 acres.

The Grantor reserves for herself, her heirs, successors, and assigns a non-exclusive easement described as follows for purposes of ingress and egress and utilities. The easement reserved is 25 feet in width and described as follows:

A 25 foot easement 12.5 feet each side of the following described centerline: Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 21, Township 21 South, Range 1 East; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 630.0 feet; thence turn an angle of $90^{\circ} 38'$ right and run a distance of 160.0 feet; thence turn an angle of $89^{\circ} 22'$ right and run a distance of 12.5 feet to the point of beginning of the centerline of an easement; thence turn an angle of $89^{\circ} 22'$ left and run a distance of 222.0 feet more or less to the east margin of a county paved road and point of ending.

As part of the consideration for this conveyance, the grantees agree that the grantor shall have the right of first refusal and option to purchase the hereinabove described property at the fair market value in the event the grantees decide to sell said property.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 grantee 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 GRANTEEES, 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 GRANTEEES, 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 26th

day of June, 1996.

WITNESS:

(Seal)

Vivian C. Stoner

(Seal)

(Seal)

Terry A. Bevard

(Seal)

(Seal)

Shirley H. Bevard

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vivian C. Stoner, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June A. D. 1996

Peggy J. Letton

Notary Public

1996-21663
Inst