

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) Donald J. Bonin

(Address) 281 Autumn Creek Circle  
Ridge land Miss  
39157

This instrument was prepared by

(Name) Mike 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 SIXTY EIGHT THOUSAND AND no/100----- DOLLARS

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

ROLAND FOSTER, *a married man*

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

DONALD J. BONIN and wife, DONNA H. BONIN,

(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 taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$54,400.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

1996-24926  
08/01/1996-24926  
02:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB ES.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, I have hereunto set my hand(s) and seal(s), this 1st day of August, 19 96

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Roland Foster  
Roland Foster (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Roland Foster  
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 1st day of August, A. D., 1996

Notary Public.

My Commission Expires: 10/16/96

MTA

Inst # 1996-24926

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the southeast corner of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the south line of said Section 34 a distance of 718.14 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds right and run northerly 238.00 feet to a steel pin corner; thence turn 56 degrees 45 minutes 00 seconds left and run northwesterly 115.60 feet to a steel pin corner; thence turn 41 degrees 15 minutes 00 seconds right and run northerly 36.40 feet to a steel pin corner; thence turn 68 degrees 34 minutes 00 seconds right and run northeasterly 186.40 feet to a steel pin corner; thence turn 53 degrees 13 minutes 00 seconds left and run northerly 563.55 to a point in the centerline of LAKEWOOD LANE, a chert surfaced public road; thence turn 44 degrees 42 minutes 39 seconds right and run northeasterly along centerline of said road 171.29 feet to a point; thence turn 108 degrees 22 minutes 43 seconds right and run southeasterly 799.61 feet to a steel pin corner; thence turn 62 degrees 56 minutes 27 seconds left and run easterly 198.77 feet to a steel pin corner on the east line of the SE 1/4 of the SE 1/4 of Section 34; thence turn 90 degrees 46 minutes 19 seconds right and run southerly along said section line a distance of 422.00 feet to the point of beginning.

There is an existing twenty foot wide access easement along the northeasterly line of this property, the centerline of which is described as follows:

Commence at the southeast corner of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama and run thence northerly along the east line of said section 422.00 feet to a point; thence turn 90 degrees 46 minutes 19 seconds left and run westerly 198.77 feet to a point; thence turn 62 degrees 56 minutes 27 seconds right and run northwesterly 343.80 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run southwesterly 10.0 feet to the point of beginning, on the centerline, of the easement being described; thence turn 90 degrees 00 minutes 00 seconds right and run northwesterly a distance of 450.48 feet to a point in the centerline of Lakewood Lane and the end of easement. Said easement being ten feet on either side of just described centerline.

According to the survey of Joseph E. Conn, Alabama PLS #9049, dated July 22, 1996.

**Inst # 1996-24926**

**08/01/1996-24926**  
**02:14 PM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 25.00