

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) William E. Sewell

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86 / Joint Tenants with Right of Survivorship

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Eight Thousand Nine Hundred Sixty and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

William M. Schroeder, Sr. and wife, Dorothy D. Schroeder; and

David P. Downs, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William E. Sewell and wife, Rolanda E. Sewell, as joint tenants with right of survivorship

(herein referred to as grantees, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

Shelby

Commence at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama, and run thence Easterly along the North line of said Quarter-Quarter 330.79 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly 426.69 feet to a point on the Southerly margin of Shelby County Highway No. 42; thence turn 154 degrees 09 minutes 23 seconds right and run Southeasterly 1,031.95 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 335.94 feet to a steel pin corner; thence turn 138 degrees 05 minutes 20 seconds right and run Westerly 250.01 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly 224.40 feet to the point of beginning.

According to survey of Joseph E. Conn, RLS 9049, dated July 24, 1996.

Subject to taxes for 1997 and subsequent years, easements, restrictions, and rights of way of record.

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, we have hereunto set our hands and seal(s), this 15th day of August 1996.

(Seal)

(Seal)

(Seal)

William M. Schroeder, Sr.
Dorothy D. Schroeder
David P. Downs

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Sr., Dorothy D. Schroeder, and David P. Downs whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August A. D., 1996

Shanda J. Holbe
Notary Public.

Inst # 1996-26928
08/19/1996-26928
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.50
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