

(Name) William E. Sewell

(Address) _____

This instrument was prepared by

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

Form 1-1-5 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 Two Thousand, Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Calvin Patrick and wife, Carolyn Patrick; and Joyce Patrick, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
William E. Sewell and wife, Rolanda E. Sewell

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

Shelby County, Alabama to-wit:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 East; thence run East along the South line thereof 325.37 feet; thence 90 degrees left run Northerly 426.69 feet to the Southerly right of way of Shelby County Highway 42 and the point of begining; thence 154 degrees 09 minutes 23 seconds right run Northeasterly along said right of way 60.00 feet; thence 87 degrees 40 minutes 50 seconds right run Southeasterly 1394.19 feet; thence 81 degrees 06 minutes 02 seconds right run Southwesterly 60.61 feet; thence 98 degrees 53 minutes 58 seconds right run Northwesterly 1406.00 feet to the point of beginning.

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

08/19/1996-26929
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOTED 14.50

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 hand(s) and seal(s), this 15th day of August, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Calvin Patrick (Seal)
Carolyn Patrick (Seal)
Joyce Patrick (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Calvin Patrick, Carolyn Patrick, and Joyce Patrick whose name 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., 19 96.

Jean F. Lewis
Notary Public

Inst # 1996-26929