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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) William E. Sewell

(Address) _____

This instrument was prepared by

(Name) Michael 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

08/19/1996-26930
02:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 43.50

STATE OF ALABAMA
Shelby **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty Five Thousand and no/100 ---------- DOLLARS

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

Charles R. Flippo and wife, Marie E. Flippo

(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:

Parcel 4-A2, according to the map of Oglesby Amendment to Shelby Shores as recorded in Map Book 13, Page 34, being a resurvey of Lot 4-A, 1986 Addition to Shelby Shores as recorded in Map Book 10, Page 51 in the Probate Office of Shelby County, Alabama.

ALSO: A parcel of land in the East 1/2 of the SW 1/4 of Section 7, Township 22 South, RAnge 2 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of Parcel 4-A of the 1986 Addition to Shelby Shores as recorded in the Office of the Judge of Probate of Shelby County, Alabama; thence run Southeasterly along the Southwest line of said Parcel 4-A a distance of 1407.47 feet; thence turn left 41 degrees 54 minutes 40 seconds and continue Southeast along the Southwest line of said Parcel 4-A a distance of 200.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 60.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northwest 222.97 feet; thence turn right 41 degrees 54 minutes 40 seconds and continue Northwest 1432.85 feet to a point on the Southeast right-of-way and Shelby County Highway #42; thence turn right 92 degrees 19 minutes 10 seconds and run Northeast along said right of way 60 feet to the point of beginning.
According to Survey of Amos Cory, P.L.S. #10550, dated September 18. 1987.

Subject to restrictions, easements, 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 hand(s) and seal(s), this 2 day of ~~July~~ Aug., 1996.

WITNESS:

_____ (Seal)

_____ (Seal)

Charles R. Flippo (Seal)

Marie E. Flippo (Seal)

_____ (Seal)

_____ (Seal)

STATE OF ~~ALABAMA~~ Arizona
Mohave COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles R. Flippo and Marie E. Flippo whose name s 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.

OFFICIAL SEAL
SHIRLEY LANDRETH
Notary Public - State of Arizona
MOHAVE COUNTY
My Commission Expires April 30, 1998

Given under my hand and official seal this 2 day of ~~July~~ August A. D., 19 96

Shirley Landreth
Notary Public.