

This instrument prepared without benefit of title or survey. Title not check by attorney. Legal description furnished by Grantor.

This instrument was prepared by

Roy M. Johnson
Main Street
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one dollar and no/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Pamela L. Hill Frangopoolos, being the same person as Pamela L. Hill herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Pamela L. Frangopoolos and James D. Frangopoolos
(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 EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

NOTE: Pamela Frangopoolos is one and the same as Pamela L. Hill as shown on that deed filed in the Probate Office of Shelby County, Alabama at Book 340, page 217. Pamela L. Hill married James D. Frangopoolos on the 25th day of April, 1995.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 2 day of December, 19 95.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Pamela L. Hill Frangopoolos
Pamela L. Hill Frangopoolos
_____(Seal)
_____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Paula Berry, a Notary Public in and for said County, in said State, hereby certify that Pamela L. Hill Frangopoolos 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 2 day of December, A. D., 19 95

Form 31-A

Notary Public

12/03/1996-39695
11:23 AM CERTIFIED COMMISSION EXPIRES JUNE 1, 1998
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 11.50

P.O. Box 362
Childersburg, AL 35044

Inst # 1996-39695

EXHIBIT "A"

PARCEL I:

Commence at the Southeast corner of the SE 1/4 of NW 1/4 of Section 9, Township 20 South, Range 1 East; thence run North along the East line of said 1/4-1/4 Section and along the East line of the NE 1/4 of NW 1/4 of said Section 9, a distance of 1905 feet to the point of beginning; thence continue North along the East line of said NE 1/4 of NW 1/4 a distance of 515 feet; thence run West, parallel with the South line of said SE 1/4 of NW 1/4 a distance of 467 feet; thence run South, parallel with the East line of said NE 1/4 of NW 1/4, a distance of 515 feet; thence run East, parallel with the South line of said SE 1/4 of NW 1/4 a distance of 467 feet to the point of beginning.

Subject to easements and rights of way of record.

There is reserved an easement/or driveway of equal width of 16 feet for the purpose of constructing a roadway over and across the above described property for access to Shelby County Public Road #55, as provided in the deed of conveyance from the widow and children of Harry J. Goode, deceased, to the grantor, Joyce Borders Glover, as shown by deed recorded in Deed Book 278 at Pages 618-22, Office of Judge of Probate of Shelby County, Alabama. The grantors and his successors in title shall have the right to use and enjoy said roadway easement across the other lands formerly owned by said Harry J. Goode, and shall also have the right to construct and use and enjoy a driveway easement, if necessary, to provide access from the above described property and said Shelby County Public Road No. 55. Situated in Shelby County, Alabama.

PARCEL II:

Commence at the Southeast corner of the SE 1/4 of NW 1/4 of Section 9, Township 20 South, Range 1 East; thence run North along the East line of said 1/4-1/4 Section and along the East line of the NE 1/4 of NW 1/4 of said Section 9, a distance of 1905 feet to the point of beginning; thence continue North along the East line of said NE 1/4 of NW 1/4 a distance of 515 feet; thence run West, parallel with the South line of said SE 1/4 of NW 1/4 a distance of 950 feet more or less, to Yellow Leaf Creek; thence run South, along Yellow Leaf Creek to a point which is 1,905 feet North of the South line of said SE 1/4 of NW 1/4; thence run East, parallel with the South line of said SE 1/4 of NW 1/4 to a point on the East line of said SE 1/4 of NW 1/4, being the point of beginning. Situated in Shelby County, Alabama.

Inst # 1996-39695

12/03/1996-39695
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC9 11.50