

SEND TAX NOTICE TO:

(Name) Thomas R. Edwards

(Address) 2570 So River Road
Shelby, Ala 35147

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 THIRTY THOUSAND AND NO/100----- (\$30,000.00) DOLLARS

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

Samuel A. Whitson and wife, Juanita M. Whitson,

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

Thomas R. Edwards and wife, Cliassa D. Edwards,

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

Shelby

County, Alabama to wit:

Begin at the SE corner of the NE 1/4 of the SW 1/4, Section 3, Township 24 North, Range 15 East; thence run North along the East line of said quarter-quarter section a distance of 256.22 feet; thence turn an angle of 97 degrees 55 minutes 30 seconds to the left and run a distance of 180.12 feet to the SE Highway right of way line of Alabama Highway No. 145; thence turn an angle of 65 degrees 39 minutes 45 seconds to the left and run along said right of way line a distance of 23.55 feet to the P.T. of a right of way curve (Hwy. St. No. 201 plus 01.40); thence continue along said R/W curve (whose Delta Angle is 3 degrees 58 minutes 17 seconds to the right, Radius of 11,559.16 feet, Tangent distance of 400.76 feet, length of arc is 801.20 feet); thence turn an angle of 118 degrees 01 minutes 47 seconds to the left, from tangent of said curve and run a distance of 441.89 feet to the East line of the SE 1/4 of the SW 1/4; thence turn an angle of 82 degrees 21 minutes 15 seconds to the left and run North along the East line of said quarter-quarter section a distance of 491.76 feet to the point of beginning. Situated in the E 1/2 of the SW 1/4 of Section 32, Township 24 North, Range 15 East, Shelby County, Alabama.

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

12/05/1996-40112
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 38.50

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 hands and seals, this 4th day of December, 1996.

WITNESS:

(Seal)

Samuel A. Whitson

(Seal)

(Seal)

Juanita M. Whitson

(Seal)

(Seal)

Juanita M. Whitson

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority

hereby certify that Samuel A. Whitson and wife, Juanita M. Whitson

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 4th

day of

December

A.D., 1996

Notary Public

My Commission Expires: 10/16/2000

Inst # 1996-40112