

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Forty-seven Thousand and no/100s Dollars (\$47,000) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, South Columbiana Church of Christ, Inc., hereinafter referred to as grantor, grant, bargain, sell and convey unto Stancil Handley and his wife Sharlene Handley, herein referred to as grantee, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, more particularly described as follows:

PARCEL ONE

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 177.48 FEET TO THE WEST R/O/W LINE OF THE COLUMBIANA-SHELBY HIGHWAY; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST R/O/W LINE OF THE SAID HIGHWAY A DISTANCE OF 181.60 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE RUN IN A WESTERLY DIRECTION AND PARALLEL WITH THE NORTH LINE OF THE LOT BEING CONVEYED A DISTANCE OF 51.48 FEET, MORE OR LESS, TO THE EAST LINE OF THE R/O/W LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE EAST R/O/W LINE OF SAID RAILROAD A DISTANCE OF 47 FEET TO PROPERTY NOW OWNED BY SOUTH COLUMBIANA CHURCH OF CHRIST; THENCE TURN AN ANGLE OF 88 DEG. 05 MIN. TO THE RIGHT AND RUN A DISTANCE OF 51.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE COLUMBIANA-SHELBY HIGHWAY; THENCE TURN AN ANGLE OF 88 DEG. 41 MIN. TO THE RIGHT AND RUN ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 47.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL TWO

A LOT BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 AND A PART OF THE SE 1/4 OF SE 1/4, SECTION 26, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT FORMERLY BELONGING TO MARY L. RASCOE, TRANSFERRED TO FOSTER, ON THE WEST RIGHT OF WAY OF COLUMBIANA-SHELBY HIGHWAY AND RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF FOSTER LOT TO THE EAST RIGHT OF WAY LINE OF L. & N. RAILROAD; THENCE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID RAILROAD TO THE SW CORNER OF A LOT FORMERLY BELONGING TO W. T. SCALE, TRANSFERRED TO WARREN; THENCE IN AN EASTERLY DIRECTION ALONG LOT FORMERLY BELONGING TO SEALE TO THE WEST RIGHT OF WAY LINE OF COLUMBIANA-SHELBY HIGHWAY; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ROAD RIGHT OF WAY TO THE POINT OF BEGINNING, EXCEPTING THE NORTH 25 FEET THEREOF SOLD TO WILLIE LEE AND MYRLE WARREN AS SHOWN BY DEED BOOK 242 PAGE 322 IN PROBATE OFFICE; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

IT BEING THE INTENT OF THIS INSTRUMENT TO CONVEY THAT PROPERTY DESCRIBED BY THAT CERTAIN INSTRUMENT RECORDED IN DEED BOOK 307 PAGE 480 OF THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY, ALABAMA

EXCEPTING EASEMENTS AND PERMITS GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN DEED BOOK 147 PAGE 401 AND 398 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND RIGHT(S)-OF-WAY(S) GRANTED TO SHELBY COUNTY BY INSTRUMENT(S) RECORDED IN DEED BOOK 146 PAGE 10 OF THE OFFICE OF PROBATE JUDGE OF SHELBY COUNTY, ALABAMA AND ANY MINERAL OR MINING RIGHTS HAVING BEEN PREVIOUSLY SEVERED AND CONVEYED.

TO HAVE AND TO HOLD to the said grantees, Stancil Handley and his wife Sharlene Handley, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this the 14th day of February, 1997

Charles Nesbitt (Seal)
Charles Nesbitt as Trustee

Bill Justice (Seal)
Bill Justice as Trustee

Hubert Keenan
Witness

State of Alabama)
Shelby County)

General Acknowledgement

I, Dan Reeves, a Notary Public in and for said County, in said State, hereby certify that Bill Justice and Charles Nesbitt, whose names are signed to the foregoing conveyance, acting in their capacity as Trustees for the South Columbiana Church of Christ, and who are known to me acknowledge before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily in that said capacity on this the same bears date.

Given under my hand and seal this the 14th day of February, 1997

02/14/1997-04949
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOTED 55.50

Dan Reeves
NOTARY PUBLIC