

This instrument was prepared by

Send Tax Notice To:

✓ Daniel E. McFadden

(Name)

P. O. Box 26271

Birmingham, AL 35260

(Address)

(Name)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable considerations Dollars

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

Daniel E. McFadden

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

Daniel E. McFadden and Lorene M. McFadden

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

The Grantor hereby grants to Grantees and their assigns and reserves unto himself and his assigns, the following non-exclusive easement for (1) ingress and egress, (2) all utilities, (3) drainage systems, and (4) cable television.

See attached Exhibit "A" for legal description of easement.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Grantees shall have the right to make improvements, including the construction and maintenance of a road and/or street and install utilities, sewer systems, drainage systems, and cable television over and under said easement.

Grantor and Grantees agree that the other can request that any such roadway be dedicated as a roadway to the County, and upon written request, the other will cooperate and execute documents to facilitate such dedication.

It is the intention of the Grantor and the Grantees herein that each of the covenants and grants contained herein shall inure to the benefit of their heirs, successors, and assigns forever and that same shall be considered to be covenants running with the land.

TO HAVE AND TO HOLD, to 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, 2 have hereunto set my hand(s) and seal(s), this 13th day of March, 19 97.

(Seal)

Daniel E. McFadden

(Seal)

Inst # 1997-07969

(Seal)

03/14/1997-07969

(Seal)

11:09 AM CERTIFIED

(Seal)

SHELBY COUNTY JUDGE OF PROBATE

(Seal)

003 NCD 14.00

600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

"EXHIBIT A"

Commence at the Northwest Corner of Section 7 Township 20 South Range 1 East Shelby County Alabama ; thence run South 00 degrees 13 minutes 24 seconds East for 1311.78 feet , thence run South 89 degrees 23 minutes 51 seconds East for 1002.16 feet, thence run South 02 degrees 04 minutes 15 seconds East for 360.02 feet to the Point Of Beginning ; thence North 89 degrees 23 minutes 51 seconds west for 204.22 feet ; thence South 01 degrees 10 minutes 53 seconds West for 19.69 feet ; thence run South 89 degrees 23 minutes 51 seconds East for 570.0 feet ; thence run South 10 degrees 47 minutes 04 seconds West for 20.0 feet; thence South 69 degrees 32 minutes 55 seconds East for 110.32 feet ; thence run South 79 degrees 59 minutes 34 seconds East for 488.25 feet; thence run South 89 degrees 29 minutes 20 seconds East for 310.01 feet to the West right of way line of Shelby County Road No. 445 ; thence run North 10 degrees 46 minutes 30 seconds East for 80.0 feet ; thence run North 89 degrees 20 minutes 20 seconds West for 309.99 feet ; thence run North 79 degrees 59 minutes 34 seconds West for 600.48 feet ; thence run South 02 degrees 04 minutes 15 seconds East for 20.0 feet ; thence run North 89 degrees 23 minutes 51 seconds West for 369.11 feet to the Point Of Beginning.

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