

THIS INSTRUMENT WAS PREPARED BY:

KELBY STRICKLAND

Attorney at Law

608-38th Street South

Birmingham, AL 35222

SEND TAX NOTICE TO:

Mr. & Mrs. Rowland Starr

2893-A Acton Road

Birmingham AL 35243

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Ten Thousand and 00/Dollars (\$10,000.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, Elizabeth C.

Frech, a married woman, does hereby grant, bargain, sell and convey unto Rowland Starr and wife, Sherry

Starr the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description (See Attached Exhibit "A")

THIS IS NOT HOMESTEAD PROPERTY
TITLE NOT EXAMINED BY ATTORNEY
PROPERTY SOLD IN "AS IS" CONDITION.

TO HAVE AND TO HOLD unto the said **GRANTEES** as joint tenants, with the 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 said **GRANTOR** does for itself, its successors and assign, covenant with said **GRANTEES**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of

April, 1997.

WITNESS:

(Seal) BY: Elizabeth C. Frech (Seal)
Elizabeth C. Frech

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Elizabeth C. Frech, a married woman, who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 1997.

MY COMMISSION EXPIRES SEPTEMBER 17, 2000

My Commission Expires:

Cathy L. Morris
NOTARY PUBLIC

04/28/1997-12968
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21.00
002 NCD

Inst # 1997-12968

EXHIBIT "A"

TRACT 1

A tract of land situated in the NW1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Northeast corner of said Quarter-Quarter Section and run South along the East line of said Quarter-Quarter Section a distance of 298.20 feet to the point of beginning, Continue along said course a distance of 298.80 feet to a point which is on the Northerly Right-of-Way of a 50' road, then turn an angle to the Right of 136 degrees 11 minutes 7 seconds and run in a Northwesterly direction along said Right-of-Way a distance of 128.13 feet to the point of curve of a curve to the left having a central angle of 54 degrees 33 minutes 39 seconds and a radius of 139.86 feet, thence proceed Northwesterly along arc of said curve a distance of 133.18 feet, thence turn an angle to the Right of 98 degrees 22 minutes 32 seconds from tangent of said point on curve and run in a Northerly direction a distance of 164.80 feet, then turn an angle to the Right of 90 degrees and run in a Easterly direction a distance of 210 feet to the point of beginning.

TRACT 2

A tract of land situated in the NW 1/4 of the NW1/4 of Section 13, Township 19 South, Range 2 West, more particularly described as follows:

Begin at the Northeast corner of said Quarter-Quarter Section and run South along Easterly line of said Quarter-Quarter Section a distance of 298.20 feet to a point, then turn an angle to the Right of 90 degrees and run in a Westerly direction a distance of 210 feet, then turn an angle to the Right of 90 degrees and run in a Northerly direction a distance of 96.83 feet, then turn an angle to the Right of 40 degrees 44 minutes 27 seconds and run in a Northeasterly direction a distance of 267.73 feet to a point on the North line of said Quarter-Quarter Section, then turn an angle to the Right of 51 degrees 39 minutes 44 seconds and run in an Easterly direction a distance of 35.30 feet to the point of beginning.

Inst # 1997-12968

04/28/1997-12968
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 21.00