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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Larry L. Danzey

(Address) 202 Thompson Street
Columbiana, Ala 35051

This instrument was prepared by

Mike T. Atchison, Attorney at Law

(Name) _____

P O Box 822, Columbiana, AL 35051

(Address) _____

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 Eight Thousand and no/100----- DOLLARS

Inst # 1997-22692

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

TOMMIE J. BARNES, a Married man,

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

LARRY L. DANZEY and wife, LINDA J. DANZEY,

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

Shelby

County, Alabama to-wit:

A parcel of land in the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 1 West, more particularly described as follows:

Beginning at a concrete monument, found at the Northwest corner of Section 32: Thence South 01 degree 54 minutes 09 seconds West a distance of 303.17 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS 15165; thence South 89 degrees 29 minutes 00 seconds East a distance of 202.88 feet to a 3/4" rebar, found: thence South 89 degrees 15 minutes 58 seconds East a distance of 208.13 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS 16165"; thence South 65 degrees 15 minutes 00 seconds East, a distance of 464.30 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North edge of a public road; thence South 36 degrees 28 minutes 00 seconds West along the North edge of said road, a distance of 40.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS 16165; thence South 28 degrees 37 minutes 10 seconds West, along the North edge of said road, a distance of 74.88 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS 16165"; thence South 09 degrees 07 minutes 30 seconds East, along the North edge of said road, a distance of 130.20 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 17 degrees 36 minutes 55 seconds West, along the North edge of said road, a distance of 68.52 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS, 16165"; thence, South 49 degrees 07 minutes 26 seconds East, along the North edge of said road, a distance of 6.79 feet to a point on the North right of way of the Southern Railroad; thence North 40 degrees 32 minutes 34 seconds East, along the North edge of said railroad, a distance of 881.67 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 00 degrees 12 minutes 05 seconds East a distance of 141.87 feet to a 2" pipe, found on the north line of Section 32; thence North 89 degrees 47 minutes 55 seconds West a distance of 1332.38 feet to the Point of Beginning.

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

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, I have hereunto set my hand(s) and seal(s), this 17th

day of July, 19 97

WITNESS:

(Seal) Tommie J. Barnes (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Tommie J. Barnes

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17th day of July, A. D., 19 97

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1997-22692

07/18/1997-22692
02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
46.50