

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Inst # 1997-26272

08/18/1997-26272
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Send Tax Notice to:
Laurence W. Church
Brenda M. Church
91 Hollybrook Lake Road
Leeds, AL 35094

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Laurence W. Church and Brenda M. Church (herein referred to as grantors)

do grant, bargain, sell and convey unto Laurence W. Church and Brenda M. Church (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached "Exhibit A" for legal description.

Subject to existing easements, restrictions, set-back lines, right-of-ways, encumbrances and limitations, if any, of record.

The grantors and the grantees herein are one and the same persons. This deed is given to grant right of survivorship to the grantees.

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 thereby 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 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 12 day of August, 1997.



Laurence W. Church



Brenda M. Church

STATE OF ALABAMA

COUNTY OF _____

On this 12 day of August, 1997, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Laurence W. Church and wife, Brenda M. Church, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 12 day of August, 1997.

My Commission expires:
5/15/2001



Notary Public

AFFIX SEAL

"EXHIBIT A"

LEGAL DESCRIPTION.

DESCRIPTION (PARCEL 8A):

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 1 WEST, AND RUN SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 FOR 0.73 FEET; THENCE TURN 140°12'10" LEFT AND RUN NORTHEASTERLY FOR 121.84 FEET; THENCE TURN 57°18'45" LEFT AND RUN NORTHEASTERLY FOR 223.85 FEET; THENCE TURN 00°14'59" RIGHT AND RUN NORTHEASTERLY FOR 76.15 FEET TO THE POINT OF BEGINNING; THENCE TURN 9°41'46" LEFT AND RUN NORTHEASTERLY ALONG THE CENTERLINE OF AN EXISTING GRAVELED ROADWAY FOR 81.75 FEET; THENCE TURN 21°31'47" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 179.97 FEET; THENCE TURN 3°29'21" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 56.55 FEET; THENCE TURN 22°55'32" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 49.20 FEET; THENCE TURN 7°32'10" RIGHT AND RUN NORTHEASTERLY ALONG SAID ROADWAY FOR 65.51 FEET; THENCE TURN 96°18'17" RIGHT AND RUN SOUTHEASTERLY FOR 213.48 FEET TO THE NORTHEAST CORNER OF LOT 8 ACCORDING TO THE SURVEY OF HOLLYBROOK LAKE AS RECORDED IN MAP BOOK 4, PAGE 74 SHELBY COUNTY, ALABAMA, THENCE TURN 85°16'04" RIGHT AND RUN SOUTHWESTERLY ALONG THE NORTH PROPERTY LINE OF SAID LOT 8 FOR 335.34 FEET TO THE POINT OF BEGINNING.

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