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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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

SEND TAX NOTICE TO:

(Name) Kenneth D. Andrews

(Address) P.O. Box 822

Columbiana Ala 35051

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Four Thousand Eight Hundred and no/100----- DOLLARS

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

Joseph A. Murray, Sr., a married man

H. Frank Murray, a married man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth Dewey Andrews and wife, Sandra Jean Andrews,

(herein referred to as GRANTEEES) 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 taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$59,840.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$8,786.95 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Inst # 1997-32434

*10/06/1997-32434
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.50*

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this 3rd

day of October 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Murray, Sr. and H. Frank Murray, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 3rd day of October

A. D. 19 97

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the SE 1/4, Section 21, Township 21 South, Range 1 East being a part of the same land described in a deed to Joseph A. Murray, Sr. and H. Frank Murray recorded in Inst. #1994-025294 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the NW corner of the NW 1/4 of the SE 1/4 of said Section 21; thence South 00 deg. 34 min. 08 sec. East, along the West line of, said sixteenth section, a distance of 279.83 feet to a point; thence North 85 deg. 04 min. 28 sec. East, a distance of 607.61 feet to a 1/2 inch iron pin found on the South edge of County Highway No. 435; thence North 84 deg. 34 min. 44 sec. East, along the South edge of said road, a distance of 131.14 feet to a 1/2 inch rebar set with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; thence North 86 deg. 37 min. 38 sec. East, along the South edge of said road, a distance of 134.07 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 01 deg. 50 min. 34 sec. West, a distance of 284.12 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 01 deg. 16 min. 55 sec. East a distance of 164.00 feet to a 1/2 inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 89 deg. 34 min. 34 sec. West a distance of 141.64 feet to a 1/2 inch rebar found; thence North 00 deg. 32 min. 36 sec. East a distance of 438.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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