

SEND TAX NOTICE TO:

(Name) Charles F. + Bliss N. Chrencik

(Address) 326 Howard Hill Dr.
Wilsonville AL 35186

This instrument was prepared by
(Name) Bill Powers Office
(Address) Columbianna, AL 35051

Form 1-1-B Rev. 3/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama # 500.00

STATE OF ALABAMA }
COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one \$1,000/100
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank Chrencik A MARRIED MAN
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles F. Chrencik and Bliss N. Chrencik

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

Commence at the N.W. corner of the S.W. 1/4 of the N.E. 1/4 of section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence N 89 degrees 59' 44" E and run a distance of 576.87 feet; thence S 00 degrees 00' 58" W and run a distance of 228.96 feet; thence S 62 degrees 40' 30" W and run a distance of 399.53 feet to the Point of Beginning; thence S 65 degrees 13' 56" E and run a distance of 549.529 feet to the Northeasterly right-of-way of Alabama State Highway No. 25 (120 foot R.O.W.); thence S 65 degrees 16' 04" W and run along said right-of-way a distance of 274.68 feet; thence N 42 degrees 01' 43" W an leaving said right-of-way run a distance of 137.94 feet; thence S 61 degree 23' 07" W and run a distance of 109.36 feet; thence N 11 degrees 40' 12" W and run a distance of 301.18 feet to the Point of Beginning. Containing 1.75 acres more or less. Being Parcel "A" according to survey by Robert C. Farmer, P.L.S., Ala. Reg. No. 14720, dated November 23, 1993.

Subject to easements, restrictions and rights-of-way or record, including easement granted to South Central Bell as recorded in Deed Book 322, page 997, in the Probate Office of Shelby County, Alabama.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

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, We have hereunto set our hand(s) and seal(s), this 9th day of October, 1997.

WITNESS:

(Seal) Frank Chrencik (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
Ramona J. Morrison, a Notary Public in and for said County, in said State,
do hereby certify that Frank Chrencik
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 _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 9 day of October, A. D., 1997
Ramona J. Morrison 9/25/99
Notary Public

Inst # 1997-32993
DOLL.
10/09/1997-32993
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
001 5NA