

SEND TAX NOTICE TO:

(Name) Frank W. Bird

(Address) 994 Hwy #109 South
Wilsmire 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

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

Form 1-1-5 Rev. 9/83

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 TWO HUNDRED THIRTY THREE THOUSAND AND NO/100 DOLLARS

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

Charles L. Boyles, a single man,

Sheila Boyles, a single woman,

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

Frank W. Bird and wife, Edna G. Bird,

(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.

Inst # 1998-00804

01/09/1998-00804
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 244.00

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 8th day of January, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles L. Boyles
Charles L. Boyles

(Seal)

(Seal)

(Seal)

Sheila Boyles
Sheila Boyles

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority

, a Notary Public in and for said County, in said State,

hereby certify that Charles L. Boyles and Sheila Boyles

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 8th day of January, A. D., 19 98

My Commission Expires: 10/16/2000

Notary Public

Inst # 1998-00804

EXHIBIT "A"
LEGAL DESCRIPTION

From the Southwest corner of the SW 1/4 of NE 1/4 of Section 21, Township 20 South, Range 1 East, Shelby County, Alabama proceed North along the West boundary of said SW 1/4 of NE 1/4 for a distance of 87.78 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed South 80 degrees 03 minutes 34 seconds East 47.14 feet; thence South 71 degrees 39 minutes 36 seconds East 250.60 feet; thence North 57 degrees 35 minutes 59 seconds East 25.57 feet; thence South 71 degrees 23 minutes 31 seconds East 132.40 feet; thence South 17 degrees 07 minutes 28 seconds West 62.96 feet; thence South 01 degree 04 minutes 09 seconds East 117.42 feet; thence North 88 degrees 10 minutes 07 seconds West 96.39 feet; thence South 66 degrees 48 minutes 10 seconds West 92.86 feet; thence South 72 degrees 35 minutes 29 seconds West 470.38 feet to a point on the Easterly right of way boundary of Shelby County Highway No. 109 (R/W 60'); thence proceed North 19 degrees 34 minutes 24 seconds West along said highway right of way for 500.10 feet; thence leaving said highway right of way proceed North 75 degrees 51 minutes 28 seconds East 138.75 feet; thence South 85 degrees 28 minutes 14 seconds East 60.38 feet; thence South 80 degrees 03 minutes 34 seconds East 191.17 feet back to the POINT OF BEGINNING.

The above described parcel of land is located in the SW 1/4 of NE 1/4, NW 1/4 of SE 1/4, NE 1/4 of SW 1/4 and the SE 1/4 of NW 1/4 all in Section 21, Township 20 South, Range 1 East, Shelby County, Alabama.

According to the survey of Billy R. Martin A.J. Reg. No. 10559, dated December 31, 1997.

This property is sold subject to the following restriction: Remaining portion of land to be restricted to residential site built homes - no portable built homes.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

Grantor herein further reserves the right to non-exclusive use of the gravel drive as shown on survey of Billy R. Martin, dated December 31, 1997.

Grantees herein covenant and agree that they will place no portable housing or mobile homes on above described property.

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