

SEND TAX NOTICE TO:

(Name) Thomas H. Ware

(Address) 5628 AFTON DR  
B'ham, AL 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

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 Five Hundred and no/100----- DOLLARS

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

THOMAS H. WARE and wife, BETTY C. WARE

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

THOMAS H. WARE and wife, BETTY C. WARE

(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, WHICH IS INCORPORATED HEREIN  
BY REFERENCE.

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

Minerals and mining rights previously excepted.

Inst # 1998-03989

02/05/1998-03989  
03:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

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

day of February, 19 98

WITNESS:

(Seal)

Thomas H. Ware (Seal)

(Seal)

(Seal)

(Seal)

Betty C. Ware (Seal)  
Betty C. Ware

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas H. Ware and wife, Betty C. Ware whose names 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

5th

day of

February

A. D., 19 98.

Janet P. Ware  
Notary Public

Inst # 1998-03989

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL II:

A tract of land located in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of Southeast Quarter of Section 33, Township 20 South, Range 2 West and the Northwest Quarter of the Northeast Quarter of Section 4, Township 21 South, Range 2 West, all in Shelby County, Alabama, more particularly described as follows:  
Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 4, Township 21 South, Range 2 West; thence Easterly along the North line of said Quarter-Quarter Section for a distance of 7.88 feet; thence 67 degrees 44 minutes right Southeasterly 148.7 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 311.3 feet; thence 67 degrees 44 minutes left Easterly, parallel to the North line of said Section 4, for a distance of 1031.24 feet to the centerline of a road; thence 75 degrees 45 minutes 30 seconds left 349.91 feet; thence 39 degrees 38 minutes 30 seconds left Northwesterly along said road 292.91 feet; thence 40 degrees 37 minutes left continuing along said road 380.88 feet; thence 27 degrees 07 minutes right continuing along said road 356.17 feet; thence 51 degrees 46 minutes 30 seconds left continuing along said road 396.66 feet; thence 41 degrees 41 minutes right continuing along said road 408.99 feet; thence 93 degrees 27 minutes left continuing along said road 268.05 feet to the intersection with the East line of the Smith 20-acre tract; thence 59 degrees 49 minutes 30 seconds left, leaving said road in a Southeasterly direction 209.16 feet; thence 70 degrees 5 minutes right Southwesterly 1403.98 feet to the approximate centerline of the lake; thence 70 degrees 05 minutes left 660 feet; thence 109 degrees 55 minutes left Northeasterly 1403.98 feet to the point of beginning.  
Situating in Shelby County, Alabama.

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