SEND TAX NOTICE TO:

(Name) Thomas H. Ware

	(Address) 56 A MFTC DR
his instrument was prepared by	(Address) 5628 AFTON DRU - B'HAM, 12 35242
Name) Mike T. Atchison, Attorney	
P.O. Box 822 Address Columbiana, Alahama 35051	<u> </u>
orm 1-1-5 Rev. 5/82 ARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP — LAWYERS T	
TATE OF ALABAMA SHELBY COUNTY SHELBY COUNTY	THESE PRESENTS.
	DOLLARS
	·
o the undersigned grantor or grantors in hand paid by the GRANTEES THOMAS H. WARE and wife, BETTY C. WAR	E
herein referred to as grantors) do grant, bargain, sell and convey unto	
THOMAS H. WARE and wife, BETTY C. WAR herein referred to as GRANTEES) as joint tenants, with right of surviv	E orship, the following described real estate situated in
She1by	County, Alabama to-wit:
SEE ATTACHED EXHIBIT "A" FOR LEGAL DE	ESCRIPTION, WHICH IS INCORPORATED HEREIN
 BY REFERENCE. 	
Subject to taxes for 1998 and subseque rights of way, and permits of record.	uent years, easements, restrictions,
	•
Minerals and mining rights previously	y excepted.
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•	02/05/1998-03989 3100 PM CERTIFIED 3100 PM CERTIFIED
	OR OU PH CERTIFIE
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	SHELBY COUNTY JUDGE IS .50
	SHELBY COUNTY JUDGE OF PROBATE ONE NCD 11.50
	SHELBY COUNTY JUDGE II .50
TO HAVE AND TO HOLD Unto the said GRANTILES as joint to the intention of the parties to this conveyance, that (unless the joint	enumls, with right of survivorship, their heirs and assigns, forever, it being tenancy hereby created is severed or terminated during the joint lives of the entire interest in fee simple shall pass to the surviving grantee, and
TO HAVE AND TO HOLD Unto the said GRANTEES as joint to the intention of the parties to this conveyance, that (unless the joint the grantees herein) in the event one grantee herein survives the other if one does not survive the other, then the heirs and assigns of the grantee does not survive the other.	enunts, with right of survivorship, their heirs and assigns, forever, it being tenancy hereby created is severed or terminated during the joint lives of er the entire interest in fee simple shall pass to the surviving grantee, and interes herein shall take as tenants in common.
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TO HAVE AND TO HOLD Unto the said GRANTEES as joint to the intention of the parties to this conveyance, that (unless the joint the grantees herein) in the event one grantee herein survives the other if one does not survive the other, then the heirs and assigns of the grantee and assigns of the grantee does not survive the other, then the heirs and assigns of the grantee does not survive the other, then the heirs and assigns of the grantee does not survive the other, then the heirs and assigns of the grantee does not survive the other. Then the heirs and assigns, that I am (we are) lawfully seized in fee simple of said particles that I (we) have a good right to sell and convey the same as a shall warrant and defend the same to the said GRANTEES, their heirs IN WITNESS WHEREOF, we have hereunto set	enants, with right of survivorship, their heirs and assigns, forever; it being tenancy hereby created is severed or terminated during the joint lives of er the entire interest in fee simple shall pass to the surviving grantee, and intees herein shall take as tenants in common. utors, and administrators covenant with the said GRANTEES, their heirs remises; that they are free from all encumbrances, unless otherwise noted foresaid; that I (we) will and my four) heirs, executors and administrators
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TO HAVE AND TO HOLD Unto the said GRANTIES as joint to the intention of the parties to this conveyance, that (unless the joint the grantees herein) in the event one grantee herein survives the other of the does not survive the other, then the heirs and assigns of the grantee and assigns, that I am (we are) lawfully seized in fee simple of said pabove; that I (we) have a good right to sell and convey the same as a shall warrant and defend the same to the said GRANTEES, their heirs IN WITNESS WHEREOF, we have hereunto set day of February 19 98 WITNESS: (Seal) STATE OF ALABAMA SHELBY COUNTY I, the undersigned authority	enunts, with right of survivorship, their heirs and assigns, forever; it being tenancy hereby created is severed or terminated during the joint lives of er the entire interest in fee simple shall pass to the surviving grantee, and intees herein shall take as tenants in common. utors, and administrators covenant with the said GRANTEES, their heirs remises; that they are free from all encumbrances, unless otherwise noted foresaid; that I (we) will and my fourl heirs, executors and administrators and assigns forever, against the lawful claims of all persons. OUThandls) and seai(s), this
TO HAVE AND TO HOLD Unto the said GRANTIES as joint to the intention of the parties to this conveyance, that (unless the joint the grantces herein) in the event one grantee herein survives the other if one does not survive the other, then the heirs and assigns of the grant and I (we) do for myself (ourselves) and for my (our) heirs, executed assigns, that I am (we are) lawfully seized in fee simple of said pabove; that I (we) have a good right to sell and convey the same as a shall warrant and defend the same to the said GRANTEES, their heirs IN WITNESS WHEREOF, we have hereunto set day of February 19.98 WITNESS: (Seal) STATE OF ALABAMA SHELBY COUNTY I. the undersigned authority hereby certify that Thomas H, Ware and wife, B	enunts, with right of survivorship, their heirs and assigns, forever; it being tenancy hereby created is severed or terminated during the joint lives of er the entire interest in fee simple shall pass to the surviving grantee, and interest herein shall take as tenants in common. utors, and administrators covenant with the said GRANTEES, their heirs remises; that they are free from all encumbrances, unless otherwise noted foresaid; that I (we) will and my fourl heirs, executors and administrators is and assigns forever, against the lawful claims of all persons. OUT handis) and seal(s), this Thomas H. Ware (Seal) Setty C. Ware A Notary Public in and for said County, in said State, setty C. Ware
TO HAVE AND TO HOLD Unto the said GRANTIES as joint to the intention of the parties to this conveyance, that (unless the joint the grantees herein) in the event one grantee herein survives the other if one does not survive the other, then the heirs and assigns of the grantee and assigns, that I am (we are) lawfully seized in fee simple of said pabove; that I (we) have a good right to sell and convey the same as a shall warrant and defend the same to the said GRANTEES, their heirs IN WITNESS WHEREOF, we have hereunto set day of February 19 98 WITNESS: (Seal) STATE OF ALABAMA SHELBY COUNTY I. the undersigned authority hereby certify that Thomas H. Ware and wife, Benebuse as a gigned to the foregoing convenience.	enunts, with right of survivorship, their heirs and assigns, forever; it being tenancy hereby created is severed or terminated during the joint lives of er the entire interest in fee simple shall pass to the surviving grantee, and intees herein shall take as tenants in common. utors, and administrators covenant with the said GRANTEES, their heirs remises; that they are free from all encumbrances, unless otherwise noted foresaid; that I (we) will and my fourl heirs, executors and administrators and assigns forever, against the lawful claims of all persons. OUT hand(s) and seal(s), this Thomas H. Ware (Seal) Seal) Betty C. Ware (Seal) A Notary Public in and for said County, in said State, setty C. Ware known to me, acknowledged before me weyance, and who known to me, acknowledged before me
TO HAVE AND TO HOLD Unto the said GRANTIES as joint to the intention of the parties to this conveyance, that (unless the joint the grantees herein) in the event one grantee herein survives the other of the does not survive the other, then the heirs and assigns of the grantee and assigns, that I am (we are) lawfully seized in fee simple of said palove; that I (we) have a good right to sell and convey the same as a shall warrant and defend the same to the said GRANTEES, their heirs IN WITNESS WHEREOF, we have hereunto set day of February 19 98 WITNESS: (Seall) STATE OF ALABAMA SHELBY COUNTY I. the undersigned authority hereby certify that Thomas H. Ware and wife, Be signed to the foregoing contents of the conveyance on this day, that, being informed of the contents of the conveyance.	enunts, with right of survivorship, their heirs and assigns, forever; it being tenancy hereby created is severed or terminated during the joint lives of er the entire interest in fee simple shall pass to the surviving grantee, and interes herein shall take as tenants in common. utors, and administrators covenant with the said GRANTEES, their heirs remises; that they are free from all encumbrances, unless otherwise noted foresaid; that I (we) will and my four) heirs, executors and administrators is and assigns forever, against the lawful claims of all persons. OUT hand(s) and seal(s), this Thomas H. Ware (Seal) Betty C. Ware (Seal) A Notary Public in and for said County, in said State, sectity C. Ware known to me, acknowledged before me they executed the same voluntarily
TO HAVE AND TO HOLD Unto the said GRANTIEES as joint to the intention of the parties to this conveyance, that (unless the joint the grantees herein) in the event one grantee herein survives the other if one does not survive the other, then the heirs and assigns of the grantee does not survive the other, then the heirs and assigns of the grantee does not survive the other, then the heirs and assigns of the grantee does not survive the other, then the heirs and assigns of the grantee day of my (our) heirs, exect and assigns, that I am (we are) lawfully seized in fee simple of said pabove; that I (wel have a good right to sell and convey the same as a shall warrant and defend the same to the said GRANTEES, their heirs. IN WITNESS WHEREOF, we have hereunto set day of February 19 98 WITNESS: (Seal) STATE OF ALABAMA SHELBY COUNTY I, the undersigned authority hereby certify that Thomas H, Ware and wife, B whose name are signed to the foregoing convent this day, that, being informed of the contents of the conveyance on this day, that, being informed of the contents of the conveyance	enunts, with right of survivorship, their heirs and assigns, forever; it being tenancy hereby created is severed or terminated during the joint lives of er the entire interest in fee simple shall pass to the surviving grantee, and intees herein shall take as tenants in common. utors, and administrators covenant with the said GRANTEES, their heirs remises; that they are free from all encumbrances, unless otherwise noted foresaid; that I (we) will and my fourl heirs, executors and administrators and assigns forever, against the lawful claims of all persons. OUT handis) and seal(s), this Thomas H. Ware (Seal) Betty C. Ware (Seal) A Notary Public in and for said County, in said State, setty C. Ware known to me, acknowledged before me they executed the same voluntarily
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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. Situated in Shelby County, Alabama.

Inst # 1998-03989

O2/O5/1998-O3989
O3:OO PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50