

SEND TAX NOTICE TO:

(Name) Arthur Rhodes

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael 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

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 by

Arthur Rhodes, Jr. and wife, Jane Rhodes

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

Arthur Rhodes, Jr. and wife, Jane Rhodes

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate

Shelby County, Alabama **02/05/1998-04016**  
**03:21 PM CENT FILED**  
**001 MCD 9.00**

A parcel of land situated in the SW 1/4 of the NW 1/4 and in the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East, being more particularly described as follows:

PARCEL II:

Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 13 East; thence run North along the east line thereof for 375.12 feet to the Point of Beginning; thence continue last described course for 285.43 feet to the westerly R/W of U.S. Highway #31; thence 157 degrees 23 minutes 04 seconds right run Southeasterly along said R/W for 382.0 feet; thence 107 degrees 28 minutes 32 seconds right run Westerly 113.54 feet; thence 94 degrees 51 minutes 25 seconds right run Northerly 75.18 feet; thence 85 degrees 57 minutes 38 seconds left run Westerly 33.52 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS# 12945, dated December 12, 1997.

Subject to restrictions, easements and rights of way of record.

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 5 day of February, 19 98

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Arthur Rhodes, Jr. (Seal)  
Jane Rhodes (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Arthur Rhodes, Jr. and Jane Rhodes 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 5 day of February, A. D., 19 98

Matthew A. Wilkins  
Notary Public.

Inst # 1998-04016