

SEND TAX NOTICE TO:

(Name) Arthur Rhodes

(Address) 80 Sontepe Rd
Calera, Ala 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-3 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,

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 situated in

Shelby

County, Alabama to-wit:

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 1:

Begin 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 Westerly along the south line thereof for 291.65 feet to an iron pipe; thence 85 degrees 48 minutes 43 seconds right run Northerly 374.43 feet; thence 94 degrees 03 minutes 33 seconds right run Easterly 324.64 feet; thence 85 degrees 57 minutes 38 seconds right run Southerly for 373.89 feet; thence 91 degrees 58 minutes 43 seconds right run Westerly 32.85 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.

02/05/1998-04017
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC9 9.00

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 5 day of February, 1998.

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 is 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., 1998

Maude S. Wilder

Notary Public.

Inst # 1998-04017