

SEND TAX NOTICE TO:

(Name) Waymon D. Rasco, Jr.

(Address) P. O. Box 1222 Columbiana AL
35051

This instrument was prepared by

(Name) Donna O. Rasco

(Address) P. O. Box 1222 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,

500.00

That in consideration of One dollar and NO/100 DOLLARS

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

Jon Patrick Shugrue and wife, Sharon Rasco Shugrue,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Waymon Douglas Rasco, Jr. and wife, Donna Oaks Rasco,
(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.

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

This property is not the homestead of the grantors.

Inst # 1998-06347

02/25/1998-06347
12:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 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 hands and seals, this 18th
day of February, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

Jon Patrick Shugrue (Seal)
Sharon Rasco Shugrue (Seal)
Sharon Rasco Shugrue

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Jon Patrick Shugrue and Sharon Rasco Shugrue
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 18th day of February, A. D. 19 98

My commission expires
February 12, 2000

Paula K. Holcombe

Notary Public

Inst # 1998-06347

EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SE¼ OF NE¼, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID SE¼ OF NE¼, A DISTANCE OF 414.73 FEET TO A POINT; THENCE TURN AN ANGLE OF 90°00'00" TO THE LEFT AND RUN WESTERLY A DISTANCE OF 765.03 FEET TO A POINT ON THE WESTERN 40 FOOT RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 47; THENCE TURN AN ANGLE OF 17°28'18" TO THE LEFT AND RUN IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 418.83 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 90°00'00" TO THE RIGHT AND RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 155.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 74°05'52" TO THE LEFT AND RUN WESTERLY DISTANCE OF 151.27 FEET TO A POINT ON AN OLD FENCE LINE (POSSESSION LINE); THENCE TURN AN ANGLE OF 89°14'54" TO THE LEFT AND RUN SOUTHERLY ALONG SAID OLD FENCE LINE A DISTANCE OF 67.53 FEET TO A POINT; THENCE TURN AN ANGLE OF 68°01'11" TO THE LEFT AND RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 211.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS LYING IN THE SW¼ OF THE NE¼, SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 WEST AND CONTAINS 0.411 ACRE.

According to the survey of Lewis H. King, Jr. LS#12487, dated September 11, 1997.

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