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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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This instrument was prepared by

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Form 1-15 Rev. 3/82

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 Fifty-Eight Thousand Three Hundred Thirty-Three and 33/100ths DOLLARS

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

Sam T. Farmer and wife, Elva Farmer

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

Terry L. Cranmer and wife, Tracie Pickett Cranmer

(herein referred to as GRANTEEES) 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 existing easements, restrictions, current taxes, setback lines and rights of way, if any, of record.

Inst # 1998-11865

04/03/1998-11865
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 SNA 69.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 1st

day of April, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam T. Farmer and wife, Elva Farmer 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A. D. 19 98

Notary Public
Terry L. Cranmer, C.R.L. 35124

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

From the Southeast corner of Section 29, Township 20 South, Range 1 East, Shelby County, Alabama, proceed North 88 degrees 20 minutes 55 seconds West along the South boundary of said Section 29 for a distance of 46.22 feet to a point on the West right of way boundary of Shelby County Highway No. 55 (right of way = 80 feet), said point being the point of beginning of herein described parcel of land; thence from said point of beginning, continue along said Section line North 88 degrees 20 minutes 55 seconds West 1609.60 feet; thence proceed North 0 degrees 32 minutes 30 seconds East 697.36 feet; thence proceed South 88 degrees 24 minutes 44 seconds East 1609.30 feet to a point on the West right of way boundary of the aforementioned Highway No. 55; thence proceed South 0 degrees 31 minutes 13 seconds West along said right of way for 106.49 feet; thence leaving said road boundary proceed North 88 degrees 03 minutes 57 seconds West 227.47 feet; thence proceed South 61 degrees 57 minutes 16 seconds West 73.15 feet; thence proceed South 11 degrees 12 minutes 32 seconds East 157.09 feet; thence proceed South 86 degrees 42 minutes 43 seconds East 61.60 feet; thence proceed North 81 degrees 22 minutes 22 seconds East 71.62 feet; thence proceed North 66 degrees 34 minutes 11 seconds East 139.49 feet to a point on the West right of way of the aforementioned Highway No. 55; thence proceed South 0 degrees 31 minutes 13 seconds West along said Highway right of way for 474.53 feet back to the point of beginning.

The above described parcel of land is located in the S 1/2 of the SE 1/4 of Section 29, Township 20 South, Range 1 East, Shelby County, Alabama.

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