

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixteen Thousand Four Hundred Eight-Eight and NO/100 (\$16,488.00) Dollars and other good and valuable consideration to the undersigned, Lorraine N. Rowe, a married woman herein referred to as Grantor, in hand paid by Monta Standridge and wife, Emma B. Standridge herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 84 deg. 21' 02" West along the North boundary of said section for a distance of 1475.41 feet to the point of beginning, being located on the Easterly right-of-way line of the Seaboard Rail Road. From this beginning point proceed South 03 deg. 45' 03" West for a distance of 944.83 feet to a 1/2" rebar in place; thence proceed North 85 deg. 14' 55" West for a distance of 1293.38 feet to a 2" pipe in place being located on the Easterly right-of-way line of said railroad; thence proceed North 49 deg. 02' 43" East along the Easterly right-of-way line of said railroad for a distance of 994.90 feet; thence proceed North 48 deg. 52' 52" East along the Easterly right-of-way line of said railroad for a distance of 180.83 feet; thence proceed North 52 deg. 10' 08" East along the Easterly right-of-way line of said railroad for a distance of 467.01 feet; thence proceed North 58 deg. 06' 35" East along the Easterly right-of-way line of said railroad for a distance of 133.63 feet to the point of beginning. The above described land is located in the Northwest one-fourth of the Northeast one-fourth of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 18.92 acres, more or less.

This is not the homestead property of the Grantor.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and her heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1998-13310

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 9th day of April, 1998.

Lorraine N. Rowe
Lorraine N. Rowe

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Lorraine N. Rowe, a married woman whose names is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of April, 1998.

L. Gary McQuinn
NOTARY PUBLIC
My Commission Expires:

This document prepared by:

A. Bruce Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Monta and Emma B. Standridge
59 Woodside
Childersburg, Alabama 35044

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