

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Jack Coe

(Address) 384 N. Horton Road
Wilsonville, Al. 35186

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, we,

C. W. Scott and wife, Louise L. Scott

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

Jack Coe and wife, Mary T. Coe

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

Shelby County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East; thence run South along said 1/4-1/4-1/4 line a distance of 1125.04 feet to the point of beginning; thence continue along last described course a distance of 133.00 feet; thence turn an angle of 151 degrees 01 minutes 55 seconds right and run a distance of 107.59 feet; thence turn an angle of 82 degrees 14 minutes 57 seconds right and run a distance of 65.01 feet to the point of beginning.

According to the survey of Rodney Shiflett, Reg. #21784, dated April 26, 1998.

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

Inst # 1998-20122

06/02/1998-20122
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 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 hand(s) and seal(s), this

day of April, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that C. W. Scott and Louise L. Scott 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 29 day of April, A. D., 19 98

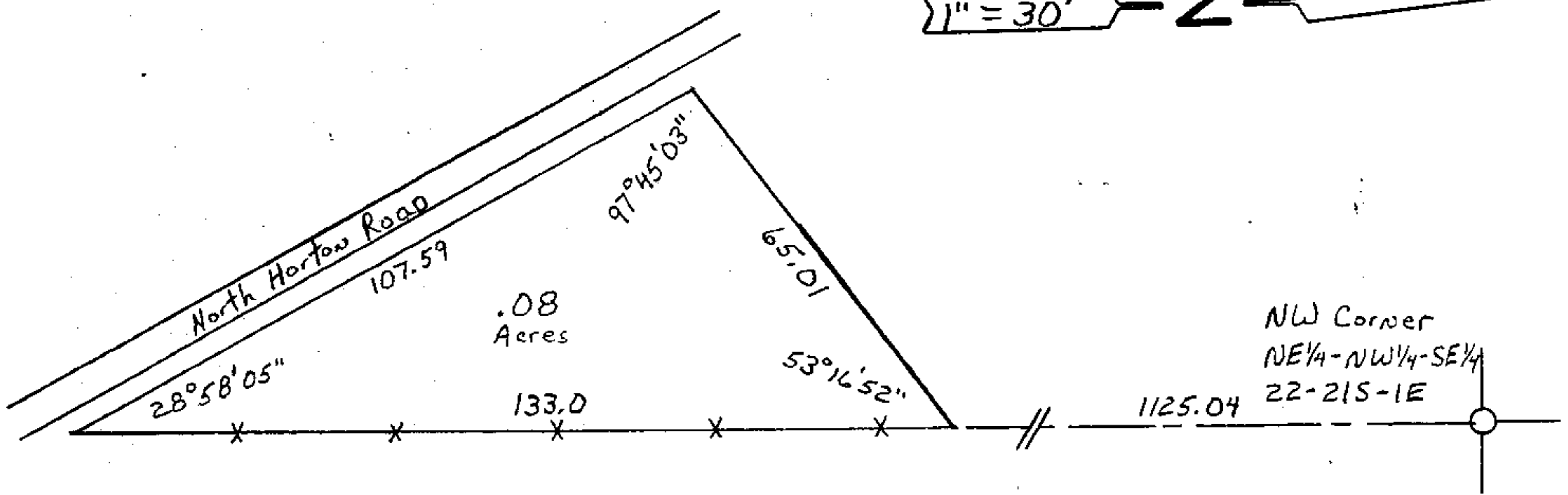
NOT COMMISSION EXPIRES FEB. 12, 2000

Barbara K. Gubert

Notary Public

Inst # 1998-20122

1" = 30' — Z —



STATE OF ALABAMA

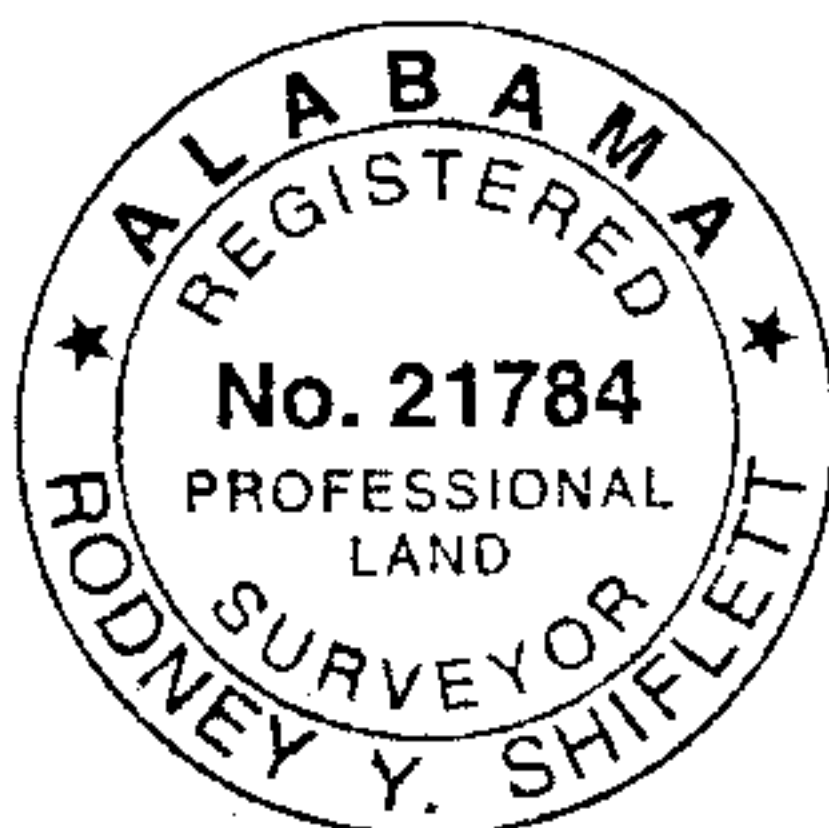
COUNTY OF SHELBY

I, **Rodney Y. Shiflett**, a Registered Professional Land Surveyor in the State of Alabama, do hereby certify that this is a true and correct plat of my survey as shown hereon; That there are no visible encroachments upon the subject property except as shown hereon; That steel pin corners have been found or installed at all property corners, the correct legal description being as follows:

Commence at the NW corner of the NE1/4 of the NW1/4 of the SE1/4 of Section 22, Township 21 South, Range 1 East, Thence run south along said 1/4-1/4-1/4 line a distance of 1125.04 feet to the point of beginning; Thence continue along last described course a distance of 133.00 feet; Thence turn an angle of 151°01'55" right and run a distance of 107.59 feet; Thence turn an angle of 82°14'57" right and run a distance of 65.01 feet to the point of beginning, containing 0.08 acres. Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law.

According to my survey of April 26, 1998.

Rodney Shiflett
Rodney Y. Shiflett AL. Reg. #21784-20122
Inst # 1998-20122



06/02/1998-20122
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50