

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

SEND TAX NOTICE TO:

(Name) Leonard R. Fowler
2761 Blue Springs Road
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1.5 Rev. 5/83

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.

Leonard R. Fowler and wife, Claudia Jane Fowler
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leonard R. Fowler and wife, Claudia Jane Fowler
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Inst # 1998-21102
06/08/1998-21102
12:14 PM CLK 111111
SHELBY COUNTY JUDGE OF PROBATE
Inst # 1998-21102
Inst 9.00
001 NEL

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 1 East; thence run West along the south line thereof for 208.71 feet to the Point of Beginning; thence continue last described course for 455.35 feet to the SW corner of the E 1/2 of the SW 1/4 of the SE 1/4 of said Section; thence 89 degrees 01 minutes 16 seconds right run North along west line of said E 1/2 of the SW 1/4 of the SE 1/4 for 642.52 feet; thence 90 degrees 18 minutes 52 seconds right run 30.0 feet; thence 89 degrees 41 minutes 08 seconds right run Southerly for 208.71 feet; thence 89 degrees 41 minutes 08 seconds left run Easterly for 208.71 feet; thence 90 degrees 18 minutes 52 seconds left run Northerly for 208.71 feet; thence 90 degrees 18 minutes 52 seconds right run Easterly for 218.24 feet; thence 89 degrees 49 minutes 49 seconds right run Southerly for 647.78 feet to the Point of Beginning. According to the survey of Thomas E. Simmons LS# 12945, Dated November 28, 1994.

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

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 8

day of June, 19 98.

WITNESS:

(Seal)

Leonard R. Fowler
Leonard R. Fowler

(Seal)

(Seal)

Claudia Jane Fowler
Claudia Jane Fowler

(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 Leonard R. Fowler and wife, Claudia Jane Fowler

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 8

day of

June

A. D., 19

98.

Martha E. Wilder
Notary Public.