

SEND TAX NOTICE TO:

(Name) Allan R. Barnett

(Address) \_\_\_\_\_

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 Seventy Nine Thousand 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,

Samuel C. Phelps, a single man

Wanda S. Phelps, a single woman

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

Allan R. Barnett and wife, Patricia R. Barnett

(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

Inst # 1998-24630

07/01/1998-24630  
10:25 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

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, I have hereunto set my hand(s) and seal(s), this 26

day of June, 19 98

WITNESS:

Caryl L. Dickerman (Seal)

Kathy Caly (Seal)

Wanda S. Phelps (Seal)

STATE OF ~~ALABAMA~~ Pennsylvania  
Lancaster COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Wanda S. Phelps

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 26

day of June



D., 19 98

Inst # 1998-24630

EXHIBIT "A"  
LEGAL DESCRIPTION

Commence at the Southeast corner of Section 36, Township 20 South, Range 1 East; thence run North 1 degrees 07 minutes 08 seconds East along the East boundary of said Section 36 for 1317.75 feet to the Southeast corner of the NE 1/4 of the SE 1/4; thence turn an angle of 90 degrees 55 minutes 32 seconds to the left and run 315.10 feet to a point on the West right of way line of County Highway 61; thence turn an angle of 88 degrees 15 minutes 46 seconds to the right and run along said right of way for 890.00 feet; thence turn an angle of 88 degrees 15 minutes 46 seconds to the left and run 491.84 feet to the point of beginning; thence continue along the last described course for 282.96 feet; thence turn an angle of 89 degrees 08 minutes 41 seconds to the left and run 208.70 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run 135.47 feet; thence turn an angle of 53 degrees 41 minutes 40 seconds to the left and run 256.63 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SE 1/4, Section 36, Township 20 South, Range 1 East.

Also, a perpetual road easement and right of way: Commence at the Southeast corner of the above described parcel of land; thence run in a Southeasterly direction, perpendicular to East line of said parcel of land for 25.0 feet to the point of beginning of the centerline of a road easement; thence run in a Northeasterly direction, parallel to and 25.0 feet from said East line of said described parcel for 147.33 feet; thence proceed along a curve to the right, having a radius of 145.20 feet and central angle of 57 degrees 42 minutes 22 seconds for an arc distance of 146.24 feet; thence run along a tangent for 411.90 feet to the point of intersection with the West right of way line of County Highway 61; said easement shall be 25.0 feet either side of above described centerline and lies in the NE 1/4 of the SE 1/4, Section 36, Township 20 South, Range 1 East.

According to survey of John Gary Ray, RLS #12295, dated May 1, 1998.

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