

Birmingham Title Company, Inc.

514 NORTH 21ST STREET PHONE 308 314 5203

Birmingham, Alabama 35203

This instrument was prepared by

(Name) ATTORNEY JOHN EDW. CLARK, JR.

(Address) 2214 - 3<sup>RD</sup> AVENUE NO. SUITE 205 B'HAM, AL. 35203

WARRANTY DEED. ~~BY THE GRANTOR OR GRANTORS~~ - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five HUNDRED DOLLARS AND LOVE AND AFFECTION DOLLARS

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

A. C. MAYFIELD (A WIDOWER)

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

SERENA F. MCCRIMON (A SINGLE WOMAN)

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

SHELBY

County, Alabama to-wit:

A PARCEL OF LAND CONTAINING ONE ACRE, MORE OR LESS, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TSP. 19 SOUTH, RANGE 3 EAST, SHELBY CTY. AL., DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN SOUTH 00° 15' WEST ALONG THE EAST 1/4 - 1/4 LINE A DISTANCE OF 905.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 105.0 FEET; THENCE RUN NORTH 89° 32' WEST A DISTANCE OF 420.0 FEET; THENCE RUN NORTH 00° 15' EAST A DISTANCE OF 105.0 FEET; THENCE RUN SOUTH 89° 32' EAST A DISTANCE OF 420.0 FEET TO THE POINT OF BEGINNING.

ALSO: A 10 FOOT EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, BETWEEN THE ABOVE DESCRIBED PARCEL AND THE PUBLIC ROAD, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE ABOVE DESCRIBED LOT; THENCE RUN SOUTH 00° 15' WEST A DISTANCE OF 315.0 FEET TO THE NORTH RIGHT OF WAY OF A PAVED PUBLIC ROAD; THENCE RUN NORTH 89° 32' WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 10.0 FEET; THENCE RUN NORTH 00° 15' EAST A DISTANCE OF 335.0 FEET; THENCE RUN SOUTH 89° 32' EAST A DISTANCE OF 10.0 FEET; THENCE RUN SOUTH 00° 15' WEST A DISTANCE OF 20.0 FEET TO BEGINNING OF EASEMENT.

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 1<sup>ST</sup>

day of August, 1998.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, Michael P. Head, a Notary Public in and for said County, in said State,

hereby certify that A. C. Mayfield

whose name do signed to the foregoing conveyance, and who do know, to me, acknowledged before me

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

on the day the same bears date.

Given under my hand and official seal this 1<sup>ST</sup> day of August, A. D. 1998.

Notary Public

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1998-34819

09/04/1998

02:31 PM

CERTIFIED

NOTARY PUBLIC

STATE OF ALABAMA

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