

(Name) Donald P. Dawkins
68 Cedar Lane
(Address) Columbiana, Alabama 35051

This instrument was prepared by:

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051
Inst # 1998-37694

Form 1-1-8 Rev. 6/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S OFFICE CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Carroll Jones and wife, Carolyn Jones

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

Donald B. Dawkins and Landa B. Dawkins

(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 NE corner of the SE 1/4 of NE 1/4 of Section 36, Township 21 South, Range 1 West; thence run South, along said 1/4-1/4 line a distance of 924.31 feet; thence turn an angle of 85 degrees 36 minutes 18 seconds right and run a distance of 2408.47 feet to the point of beginning; thence continue along las described course a distance of 128.64 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds right and run a distance of 141.73 feet; thence turn an angle of 86 degrees 41 minutes 51 seconds left and run a distance of 191.42 feet; thence turn an angle of 73 degrees 26 minutes 49 seconds right to the chord of a curve to the left and run a distance of 75.07 feet along the chord of said curve; thence turn an angle of 105 degrees 43 minutes 37 seconds right from the chord of said curve and run a distance of 275.00 feet; thence turn an angle of 05 degrees 34 minutes 14 seconds right to the chord of a curve to the right and run a distance of 95.30 feet along the chord of said curve; thence turn an angle of 91 degrees 03 minutes 32 seconds right from the chord of said curve and run a distance of 203.16 feet to the point of beginning.
According to survey of Rodney Y. Shiflett, RLS #21784, dated February 17, 1998.

Subject to taxes for 1999 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 28th day of September, 19 98.

WITNESS:

(Seal) Carroll Jones (Seal)
Carroll Jones
(Seal) Carolyn Jones (Seal)
Carolyn Jones
STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carroll Jones and wife, Carolyn Jones 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 28th day of September, A.D., 19 98
Just P. Jones
Notary Public