

SEND TAX NOTICE TO:

(Name) Amber H. Dunn
James Walden
 (Address) 672 North Haxton Rd
Wilsonville Ala. 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
 (Address) P O Box 822, Columbiana, AL 35051

Form 1-14 Rev. 1998
 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 GRANTEEES herein, the receipt whereof is acknowledged, we,

Areld Shaw and wife, Linda Shaw

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

Amber H. Dunn and James Walden

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

Shelby

County, Alabama to-wit:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 22, Township 21 South, Range 1 East, Thence run west along said 1/4-1/4 line a distance of 879.19 feet to the point of beginning; Thence continue along last described course a distance of 387.38 feet; Thence turn an angle of 75°29'27" right to the chord of a curve to the left and run a distance of 117.35 along said chord; Thence turn an angle of 94°24'21" right from said chord and run a distance of 232.00 feet; Thence turn an angle of 49°25'30" right and run a distance of 243.51 feet to the point of beginning, containing 1.0 acre. Property is subject to any and all agreements, encumbrances, restrictions and/or limitations of probated record and/or applicable law.

Inst # 1998-43772

11/05/1998-43772
 02:16 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 CDR 9.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 21st day of October, 19 98

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Areld Shaw (Seal)
Areld Shaw
Linda Shaw (Seal)
Linda Shaw

STATE OF ALABAMA }
 Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Areld Shaw and Linda Shaw 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 21st day of October, A. D., 19 98

My Commission Expires: 10/16/2000

Martha D. Wilder

Notary Public