

TITLE NOT EXAMINED
LEGAL FURNISHED BY GRANTOR
WITHOUT BENEFIT OF SURVEY
ATTORNEY DID NOT CLOSE SALE

Prepared by
Joel C. Watson, Attorney at Law
PO Box 987, Alabaster, Alabama 35007

Inst # 1998-45858

11/18/1998-45858
12:41 PM CERTIFIED

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TEN DOLLARS AND NO/100 to the undersigned grantor or
grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

Johnny Etress And Wife Kathryn Hatcher Etress

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

Johnny Etress And Kathryn Hatcher Etress

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HEREWITH FOR LEGAL
DESCRIPTION

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives
and upon the death of either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such SURVIVOR forever, together with every contingent remainder and
right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

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 GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s),
this 11th day of Nov, 1998.

WITNESS:

Kathryn Hatcher Etrass
Grantor

Johnny Etrass
Grantor

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
CHILTON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Etrass And Wife Kathryn Hatcher Etrass whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of November A.D. 1998.

Paul L. White
NOTARY PUBLIC

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A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 24 South, Range 15 East, more particularly described as follows: Commence at the SW corner of Section 15, Township 24 South, Range 15 East, and run thence East with the Section line for a distance of 2,628.85 feet to an iron pin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence with a deflection angle to the left of 88 deg. 01' 42" run Northerly a distance of 832.01 feet to the point of beginning which is the Southwest corner of Lot No. 6 as shown on a survey of Reese E. Mallette, Jr., Land Surveyor, Alabama License No. 2950, dated September, 1970; thence continue in the same direction a distance of 166.40 feet to the Northwest corner of said Lot No. 6; thence turn to the right and run Easterly parallel with the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330.00 feet to a point, which point is the Northeast corner of said Lot No. 6; thence turn right and run southerly parallel with the western boundary of the lot herein conveyed a distance of 166.24 feet to a point, which said point is the Southeast corner of said Lot No. 6; thence turn to the right and run westerly parallel with the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330.00 feet to the point of beginning. Located in Shelby County, Alabama.

There is reserved across the Eastern 30 feet of the herein described property an easement for ingress and egress to be used by grantors and grantees in connection with access to the other property located in said $\frac{1}{4}$ $\frac{1}{4}$ Section and grantors and grantees herein do hereby create and establish over each of said Lots 1 through 8, inclusive, a 30 foot easement over the east 30 feet of each of said lots in favor of grantors, grantees, their heirs, successors and assigns.