

SEND TAX NOTICE TO:

(Name) Lewis B. Atchison

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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-4 Rev. 6/88

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 FORTY THOUSAND AND NO/100----- DOLLARS

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

Donald Clayton Koenig, a single man

Myra Browne Koenig Lewis, a widow

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

Lewis E. Atchison and wife, Sarah H. Atchison

(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.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

We are informed that Lynda Mixson Koenig is deceased, her date of death being on or about 11/2/98.

Inst # 1998-46292

11/20/1998-46292  
11:02 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DAN LAM 51.00

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, we \_\_\_\_\_ have hereunto set \_\_\_\_\_ OUR \_\_\_\_\_ hand(s) and seal(s), this 20th day of November, 19 98.

WITNESS:

(Seal)

Donald Clayton Koenig (Seal)  
Donald Clayton Koenig

(Seal)

(Seal)

(Seal)

Myra Browne Koenig Lewis (Seal)  
Myra Browne Koenig Lewis

STATE OF ALABAMA

SHELBY } COUNTY

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

hereby certify that Donald Clayton Koenig

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, A. D., 19 98.

My Commission Expires: 10/16/2000

ADDITIONAL ACKNOWLEDGMENT ON REVERSE SIDE

Notary Public

STATE OF ALABAMA

COUNTY Shuford

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Myra Browne Koenig Lewis, 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 28<sup>th</sup> day of November, 1998.

[Signature]  
Notary Public

My commission expires: 10/10/2000

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land in the Southeast quarter of the Southwest quarter of Section 23, and the North half of the Northwest quarter of Section 26, Township 21 South, Range 1 West being more particularly described as follows:

Commencing at the Northwest corner of said Section 26; thence North 89 degrees 31 minutes 55 seconds East, along the North line of said section, a distance of 1065.37 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385", at the point of beginning; thence South 00 degrees 30 minutes 41 seconds West a distance of 479.88 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385", on the North edge of the Norfolk and Southern Railroad right of way; thence North 56 degrees 09 minutes 14 seconds East along the North line of said railroad, a distance of 867.49 feet to a point; thence North 33 degrees 50 minutes 46 seconds West a distance of 50.00 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385"; thence North 56 degrees 09 minutes 14 seconds East, a distance of 172.44 feet to a point; thence North 42 degrees 06 minutes 21 seconds West a distance of 210.00 feet to a point; thence North 56 degrees 09 minutes 14 seconds East a distance of 210.00 feet to a point; thence South 42 degrees 06 minutes 21 seconds East a distance of 28.28 feet to a point; thence North 56 degrees 09 minutes 14 seconds East a distance of 100.00 feet to a point; thence North 46 degrees 32 minutes 38 seconds West a distance of 89.15 feet to a point; thence North 43 degrees 30 minutes 52 seconds West a distance of 104.51 feet to a point; thence South 46 degrees 34 minutes 53 seconds West a distance of 114.45 feet to a point; thence North 50 degrees 02 minutes 34 seconds West a distance of 85.00 feet to a point; thence North 58 degrees 31 minutes 34 seconds West a distance of 120.00 feet to a point; thence North 46 degrees 34 minutes 53 seconds East a distance of 210.00 feet to a point on the Southwest right of way of Depot Street; thence North 61 degrees 02 minutes 35 seconds West, along said right of way a distance of 541.18 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385" on the West line of the Southeast quarter of the Southwest quarter of Section 23; thence South 00 degrees 25 minutes 09 seconds West along said sixteenth section line, a distance of 1028.35 feet to a 5/8" rebar, set with a cap stamped "Wheeler 3385", on the Southwest corner of said sixteenth section; thence South 89 degrees 31 minutes 55 seconds West, along the south line of Section 23, a distance of 251.97 feet to the Point of Beginning.

According to the survey of Sid Wheeler, dated September 29, 1998.

Inst # 1998-46292

11/20/1998-46292  
11:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOB CRH 51.00