

SEND TAX NOTICE TO:

✓ Annette & Melvin Massey

Address: 724 LEGATO DRIVE
LITTLE ROCK, ARK. 72205

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED-JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: ^{1500⁰⁰}

That in consideration of one and no/100 (\$1.00) and other good and valuable considerations and love and affection to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Allen Lowery and wife, Grace Lowery; Winnie Vick, a single woman; Annette Massey and husband, Melvin Massey; Margaret Miller, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Annette Massey and husband, Melvin Massey (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Property being described on exhibit "A" attached hereto and made part and parcel hereof fully as if set out herein, which said exhibit is signed for the purpose of identification.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, his, her or 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 survives the other, the entire interest in fir 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 21st day of December, 1998.

_____(SEAL)

Allen Lowery (SEAL)
Allen Lowery

_____(SEAL)

Grace Lowery (SEAL)
Grace Lowery

_____(SEAL)

Winnie Vick (SEAL)
Winnie Vick

_____(SEAL)

Annette Massey (SEAL)
Annette Massey

_____(SEAL)

Melvin Massey (SEAL)
Melvin Massey

_____(SEAL)

Margaret S. Miller (SEAL)
Margaret Miller

12/21/1998-50793
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 18.00

Inst. # 1998-50793

STATE OF ALABAMA
SHELBY COUNTY

I, Courant M. Jester Jr. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Allen Lowery and wife, Grace Lowery 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 December, 1998.

Courant M. Jester Jr.
Notary Public
My commission expires: 8/8/2000

STATE OF Alabama
Shelby COUNTY

I, Courant M. Jester Jr. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annette Massey and husband, Melvin Massey 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 December, 1998.

Courant M. Jester Jr.
Notary Public
My commission expires: 8/8/2000

STATE OF ALABAMA
SHELBY COUNTY

I, Courant M. Jester Jr. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Winnie Vick, a single woman, 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 21st day of December, 1998.

Courant M. Jester Jr.
Notary Public
My commission expires: 8/8/2000

STATE OF ALABAMA
SHELBY COUNTY

I, Courant M. Jester Jr. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret Miller, a single woman, 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 21st day of December, 1998.

Courant M. Jester Jr.
Notary Public
My commission expires: 8/8/2000

"EXHIBIT A"

PARCEL - 2

A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, more particular described as:

Commence at the southeast corner of the southwest quarter of the southwest quarter of Section 26, Township 19 south, Range 1 west, Shelby County, Alabama and run thence South 88 degrees 53 minutes 26 seconds West along the south line of said quarter-quarter a distance of 268.87' to a steel rebar corner and the point of beginning of the property, Parcel -2, being described; Thence continue along last described course a distance of 708.37' to a steel rebar corner; Thence run North 66 degrees 18 minutes 35 seconds East a distance of 218.00' to a steel rebar corner; Thence run North 66 degrees 23 minutes 18 seconds East a distance of 252.91' to a steel rebar corner; Thence run North 66 degrees 18 minutes 35 seconds East a distance of 218.00' to a steel rebar corner; Thence run North 08 degrees 13 minutes 41 seconds East a distance of 218.00' to a steel rebar corner on the south margin of Shelby County Highway No. 39; Thence run North 71 degrees 05 minutes 38 seconds East along said margin of said highway a distance of 123.56' to the P.C. of a curve to the right having a central angle of 11 degrees 55 minutes 48 seconds and a radius of 941.44'; Thence continue along the arc of said highway curve an arc distance of 196.02' to a steel rebar corner; Thence run South 00 degrees 19 minutes 08 seconds West a distance of 208.46' to a steel rebar corner; Thence run North 87 degrees 48 minutes 27 seconds East a distance of 209.74' to a steel rebar corner; Thence run South 00 degrees 21 minutes 46 seconds West a distance of 417.00' to the point of beginning, containing 7.43 acres and subject to any and all agreements, easements, restrictions, regulations and / or limitations of probated record and / or applicable law.

Inst # 1998-50793

12/21/1998-50793

11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 18.00

PARCEL - 6

A PART OF THE SE1/4 OF THE SE1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, more particularly described as:

Commence at the northeast corner of the southeast quarter of the southeast quarter of Section 27, Township 19 south, Range 1 west, Shelby County, Alabama and run thence South 89 degrees 00 minutes 39 seconds West along said north line of said quarter-quarter a distance of 237.75' to a point in the centerline of the North Fork of Yellowleaf Creek; Thence run along the centerline of said creek the following 9 calls:
Thence South 30 degrees 10 minutes 06 seconds West a distance of 88.77' to a point;
Thence South 35 degrees 10 minutes 06 seconds West a distance of 36.22' to a point;
Thence South 28 degrees 13 minutes 30 seconds West a distance of 109.55' to a point;
Thence South 33 degrees 36 minutes 36 seconds West a distance of 132.83' to a point;
Thence South 56 degrees 39 minutes 13 seconds West a distance of 196.57' to a point;
Thence South 59 degrees 50 minutes 38 seconds West a distance of 53.29' to a point;
Thence South 57 degrees 49 minutes 29 seconds West a distance of 131.55' to a point;
Thence South 59 degrees 43 minutes 10 seconds West a distance of 130.21' to a point;
Thence South 55 degrees 32 minutes 46 seconds West a distance of 60.00' to the point of beginning of the property, Parcel 6 being described;
Thence continue along the centerline of said Creek the following 4 calls:
Thence South 55 degrees 32 minutes 46 seconds West a distance of 28.05' to a point;
Thence South 00 degrees 37 minutes 20 seconds West a distance of 76.45' to a point;
Thence South 52 degrees 17 minutes 01 second West a distance of 51.41' to a point;
Thence South 69 degrees 50 minutes 10 seconds West a distance of 64.04' to a point;
Thence run South 03 degrees 35 minutes 14 seconds East a distance of 470.50' to a steel rebar corner; Thence run South 10 degrees 38 minutes 05 seconds East a distance of 342.00' to a steel rebar corner on the Northernly margin of Shelby County Highway No. 39; Thence run South 35 degrees 04 minutes 17 seconds East a distance of 8.39' to a point on the right of way line of said Highway No. 39; Thence run North 54 degrees 30 minutes 18 seconds East along said margin of said Highway a distance of 195.65' to a steel rebar corner; Thence run North 16 degrees 20 minutes 53 seconds West a distance of 274.12' to a steel rebar corner; Thence run North 07 degrees 55 minutes 50 seconds West a distance of 578.40' to a point in the centerline of said Creek and the point of beginning, containing 2.75 acres and subject to any and all agreements, easements, restrictions, regulations and / or limitations of probated record and / or applicable law.