

STATE OF ALABAMA

SHELBY

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Inst. # 1998-50958
12/22/1998-50958
05:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JCE LBN 59.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Forty Eight Thousand and NO/100 (\$48,000.00) Dollars to the undersigned **MONTA STANDRIDGE, A MARRIED MAN**, herein referred to as Grantor, in hand paid by **THEOLPHUS PERKINS AND WIFE, WILLIE FRANCES PERKINS**, whose mailing address is Post Office Box 21, Harpersville, Alabama 35078, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A tract of land situated in the NW ¼ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Section 34, Township 19 South, Range 2 East, thence run East along the North line of said Section for 725.40 feet to the point of beginning of the herein described property; thence continue along the last described course for 572.46 feet to a point in the centerline of Church Street (Shelby County Highway #497 30 foot R.O.W.); thence turn right 91 degrees 08 minutes 09 seconds and run Southerly along the centerline of Church Street for 312.25 feet; thence turn left 7 degrees 00 minutes and continue Southerly along the centerline of said Church Street for 104.61 feet; thence turn right 9 degrees 59 minutes 14 seconds and continue Southerly along the centerline of said Street for 105.11 feet; thence turn left 94 degrees 27 minutes 14 seconds and run Easterly for 236.95 feet; thence turn left 92 degrees 02 minutes and run Northerly for 314.61 feet; thence turn right 3 degrees 30 minutes and run Northerly for 205.42 feet to a point of the North boundary of the aforementioned Section 34; thence turn right 88 degrees 51 minutes 51 seconds and run Easterly along said North line for 1096.62 feet to the NE corner of the NE ¼ of the NW ¼ of said Section 34; thence turn right 89 degrees 46 minutes 31 seconds and run Southerly along the East boundary of said NE ¼ of the NW ¼ for 1152.08 feet; thence turn right 111 degrees 19 minutes 58 seconds and run Northwesterly for 224.81 feet; thence turn left 111 degrees 24 minutes and run Southerly for 173.99 feet to a point in the centerline of Kelly Hill Circle (30 foot R.O.W.); thence turn 18 degrees 59 minutes 30 seconds and run Southwesterly along the centerline of said Kelly Hill Circle for 116.77 feet to a point of intersection with the centerline of Kelly Hill Road (Shelby County Highway #472 a 40 foot R.O.W.); thence turn right 92 degrees 49 minutes 55 seconds and run Northwesterly along said centerline for 206.32 feet; thence continue Northwesterly along the centerline of said road with the following courses; thence turn right 00 degrees 13 minutes for 311.70 feet; thence turn left 12 degrees 06 minutes 38 seconds for 323.82 feet; thence turn right 4 degrees 42 minutes 23 seconds for 281.77 feet; thence turn right 3 degrees 04 minutes 50 seconds for 307.00 feet; thence turn left 8 degrees 33 minutes 55 seconds for 103.70 feet; thence turn left 12 degrees 55 minutes 30 seconds for 183.64 feet; thence turn right 94 degrees 03 minutes 40 seconds and leaving the centerline of said Kelly Hill Road and run North for 945.59 feet to the point of beginning.

The property being conveyed herein does not constitute any part or portion of the homestead of the Grantor or his spouse.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 18th day of December, 1998.



Monta Standridge

STATE OF ALABAMA §
TALLADEGA COUNTY §

12/22/1998-50958
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH \$9.00

I, the undersigned authority in and for said County, in said State, hereby certify that Monta Standridge, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of December, 1998.


Notary Public

Prepared by :Proctor and Vaughn
Post Office Box 2129
Sylacauga, Alabama 35150

45.1460

1998-50958