

value: \$40,000.00

SEND TAX NOTICE TO:

(Name) Robert L. Thornburg and Shirley W. Thornburg
(Address) P.O. Box 1437
Columbiana, AL 35051

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

Form 1-1-3 Rev. 1983

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 One Dollar & other good and valuable consideration DOLLARS

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

Elizabeth T. Wallace, a widow

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

Robert L. Thornburg, Shirley W. Thornburg, Robin Thornburg, and Taylor Thornburg

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

Shelby County, Alabama to-wit:

Tract of land described as "Parcel 21" on Exhibit "G" attached hereto and made a part and parcel hereof as fully as if set out herein.

Tract of land described as "Parcel 21 A" on Exhibit "H" attached hereto and made a part and parcel hereof as fully as if set out herein.

Lots 52 and 53 in the 1974 Addition to Shelby Shores, Phase II, recorded in Map Book 6, page 33, in the Probate Records of Shelby County, Alabama.

Also, that certain undesignated parcel of land (indicated as "vacant") shown on the map of the 1974 Addition to Shelby Shores, Phase II, recorded in Map Book 6, page 33 in said Probate Office; said parcel lying south and east of the southernmost portion of said Lot 53 and lying West of the East boundary of Section 18, Township 22 South, Range 2 East, and East and Southeast of said Lot 53.

Inst # 1998-51865

12/29/1998-51865
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 53.50

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, I have hereunto set my hand(s) and seal(s), this 29th

day of December, 19 98

WITNESS:

(Seal)

Elizabeth T. Wallace
(Elizabeth T. Wallace)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY } COUNTY

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

hereby certify that Elizabeth T. Wallace

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 29th day of December, A.D., 19 98

Fannie Brasher
Notary Public

EXHIBIT "G"

PARCEL 21

BOOK 340 PAGE 308

That part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and NE $\frac{1}{4}$ of NE $\frac{1}{4}$, all in Section 13, T22S, R1E that lies Northwest of Shelby County Highway 42 and being more particularly described as follows: Beginning at the NW corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, T22S, R1E; Thence run in a Southerly direction along the West boundary line of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, and the West boundary line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said section a distance of 2230.17 feet to a point on the Northwest right-of-way line of Shelby County Highway 42; Thence turn an angle of 139° 02' 20" to the left and run Northeasterly along said right-of-way line a distance of 261.88 feet to a point; Thence continue along said right-of-way line along a curve to the left (Concave Northwesterly) having a radius of 526.98 feet and a central angle of 25° 11' 55", for an arc distance of 231.77 feet to a point; Thence continue along said right-of-way line along the tangent of said curve for a distance of 1093.12 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Southeasterly) having a radius of 742.91 feet and a central angle of 24° 45' 55", for an arc distance of 321.11 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 438.60 feet to a point; Thence continue along said right-of-way line along a curve to the right (Concave Southeasterly) having a radius of 1220.35 feet and a central angle of 9° 36' 15" for an arc distance of 204.56 feet to a point; Thence continue along said right-of-way line along the tangent of said curve a distance of 36.79 feet to a point on the North boundary line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, T22S, R1E, thence turn an angle of 140° 17' 55" to the left and run Westerly along said $\frac{1}{4}$ Section line a distance of 1186.68 feet to the point of beginning. Said parcel of land is lying in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, and NE $\frac{1}{4}$ of NE $\frac{1}{4}$, all in Section 13, T22S, R1E and contains 26.8 acres.

SIGNED FOR IDENTIFICATION BY GRANTOR:


Harold Hall


George Bentley

AS TRUSTEES UNDER PROVISIONS OF DEED DATED FEBRUARY 15, 1971, RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN DEED BOOK 266, PAGE 341

EXHIBIT "H"

PARCEL 21 A

Also to include that certain undesignated parcel of land shown on the Map of Shelby Shores, 1970 Addition as recorded in Map Book 5, page 68 in the Office of Probate Judge of Shelby County Alabama. Said parcel is further described as lying to the North-east of Lot 5 of said Subdivision, to the Southwest of Lot 6 of said Subdivision, to the Southeast of Shelby County Highway 42 and Northwest of Lay Lake and is located in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, T22S, R1E. Excepted from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

SIGNED FOR IDENTIFICATION BY GRANTOR:


Harold Hall


George Bentley

AS TRUSTEES UNDER PROVISIONS OF DEED DATED
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