

SEND TAX NOTICE TO:

(Name) Mary Frances Caswell and  
Steven Wade Caswell  
 (Address) 2355 Rock School Road  
Harpersville, AL 35078

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head  
 (Address) Columbiana, AL 35051

Form 1-7-3 Rev. 6/82

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 Love Affection and \$1.00 and 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,

Mary Frances Caswell, a widow

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

Mary Frances Caswell and son, Steven Wade Caswell

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

Shelby County, Alabama to-wit:

The S 1/2 of NE 1/4 of Section 34, Township 19, Range 1 East;  
 Also all that part of the NE 1/4 of NE 1/4 of Section 34, Township 19,  
 Range 1 East which lies South and West of Muddy Prong Creek.  
 There is EXCEPTED that part (being a 20 foot strip) sold to Leila  
 Carden as shown by deed recorded in Deed Book 124, page 381 in the  
 Probate Office of Shelby County, Alabama.  
 Also EXCEPT right of way of railroad.

LESS AND EXCEPT that part of the above described property heretofore  
 conveyed to Charles F. Gerald and Jeanette R. Gerald by deed dated  
 October 7, 1998.

LESS AND EXCEPT that part of the above described property heretofore  
 conveyed to James Robert Caswell by deed dated December \_ 1998.

James W. Caswell, the husband of the grantor, died on January 16,  
 1989.

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 \_\_\_\_\_ hand(s) and seal(s), this 29

day of December, 19 98.

WITNESS:

\_\_\_\_\_  
 (Seal) Mary Frances Caswell (Seal)  
 is: (Mary Frances Caswell)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
 SHELBY COUNTY }

01/08/1999-01022  
 10:38 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 CRH 9.00

I, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public in and for said County, in said State,  
 hereby certify that Mary Frances Caswell  
 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 29<sup>th</sup> day of December A.D., 19 98.

James Brasher  
 Notary Public