

125 Harvest Lane
Harpersville, AL
35078

This instrument was prepared by

Harrison, Conwill, Harrison & Justice
P. O. Box 557
Columbiana, Alabama 36051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

500⁰⁰

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS

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

Hubert F. Sewell

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

Autrey D. Sewell and Patricia A. Sewell

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

Shelby County, Alabama to-wit:

Begin at the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 9, Township 20 South, Range 2 East; thence South 47 deg. 30 min. East a distance of 275.9 feet to a point on the East Right of Way line of Alabama State Highway # 25; thence by angle 56 deg. 20 min. Right a distance of 210 feet to the point of beginning; thence by angle 99 deg 55 min. Left a distance of 500 feet to a point; thence by angle 80 deg 05 min. Right a distance of 306 feet to a point and said point being the center of Farm Road; thence by angle 117 deg. 0 min. Right a distance of 215 feet; thence by angle 7 deg. 0 min. Left a distance of 215 feet; thence by angle 14 deg. 40 min. Left a distance of 172 feet to a point and said point being the East Right of Way line of said Highway #25; thence by angle 104 deg. 30 min. Right along the said East Right of Way line of said Highway #25 a distance of 215 feet to the point of beginning. Being situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 9, Township 20 South, Range 2 East, and containing 3 acres more or less.

Inst # 1999-04851

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, _____ have hereunto set _____ hands(s) and seal(s), this 29th day of December, 1998

WITNESS:

_____ (Seal) Hubert F. Sewell (Seal)
Hubert F. Sewell (Seal)
_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

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

hereby certify that Hubert F. Sewell 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 29th day of _____, Inst # 1999-04851, A. D., 1998
Harrison
Notary Public

02/03/1999-04851
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 9.00

Harrison & Justice