

SEND TAX NOTICE TO:

(Name) James Lawley

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-14 Rev. 6/88

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 Twenty Thousand dollars and no/100's-----DOLLARS

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

James Dison Seagle and his wife, Evelyn Marie Roman Seagle

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

James Lawley and Donna Lawley

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

Shelby County, Alabama to-wit:

Beginning at the SE corner of the SW 1/4 of NE 1/4 of Section 2, Township 22, Range 4 West, run 70 yards North along the forty line; thence West 70 yards; thence South 70 yards; thence East 70 yards to the point of beginning.

Also, begin at the SW corner of the SE 1/4 of the NE 1/4 of Section 2, Township 22, Range 4 West and run due East 180 feet to the West right of way line of the Montevallo and Boothton public road (Shelby County Highway 10); thence along same in a northwesterly direction plus or minus 374 feet to the West line of said forty acres; thence South along said forty line plus or minus 350 feet to the beginning point.

Subject to restrictions, easements and rights of way of record.

Inst # 1999-06248
02/12/1999-06248
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1008 9.50

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, we have hereunto set our hands and seals, this

day of February, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

James Dison Seagle (Seal)
James Dison Seagle
Evelyn Marie Roman Seagle (Seal)
Evelyn Marie Roman Seagle (Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

I, _____, a Notary Public in and for said County, in said State,

hereby certify that James Dison Seagle and Evelyn Marie Roman Seagle

whose name 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 8th day of February, A. D., 1999

Central State

Lochell Tate
My Commission Expires February 12, 2008 Notary Public