

SEND TAX NOTICE TO:

(Name)

(Address)

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

2491 Palham Parkway

(Address) Palham, AL 35124

Form 1-1-1 Rev. 1/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MACC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and no/100 DOLLARS

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

Joanne F. Enck, a married woman

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

Stanley K. Smith, Robert C. Thomas, Jr. and Brent A. Tyra

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

Shelby

County, Alabama to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

Joanne F. Enck is one and the same person as Joanne F. Farris.

The property being conveyed herein does not constitute the homestead of the grantor or her spouse.

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03/11/1999-10277
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
ONE ON 12.30

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/We have hereunto set MY/OUR hand(s) and seal(s), this 30th

day of January, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

✓ Joanne F. Enck
Joanne F. Enck, individually and as Co-Executor and Co-Trustee under the will of Wesley M. Farris, deceased, Probate Case # 36-196

(Seal)

(Seal)

(Seal)

STATE OF Georgia

Cobb

COUNTY

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

hereby certify that Joanne F. Enck, individually and as Co-Executor and Co-Trustee under the will of Wesley M. Farris, deceased, Probate Case # 36-196

whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily

on the day the same bears date. *of Wesley M. Farris, deceased, Probate Case # 36-196

Given under my hand and official seal this 30 day of January, A.D. 1999

(Seal)

EXHIBIT "A"

Parcel I:

A parcel of land located in the NE 1/4 of NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the NE corner of said Section 2; thence West along the North line of said 1/4-1/4 Section a distance of 962.79 feet; thence left 84 degrees 05 minutes 32 seconds and run in a Southwesterly direction a distance of 348.85 feet measured (329.0 feet deed) to the point of beginning; thence continue along last described course a distance of 23.91 feet; thence left 89 degrees 03 minutes 31 seconds and run in a Southeasterly direction a distance of 97.0 feet to a point lying on the Westerly right of way line of U.S. Highway #31 (90-foot right of way); thence left 90 degrees 43 minutes 21 seconds and run in a Northeasterly direction along said right of way line a distance of 23.49 feet; thence leaving said right of way line left 89 degrees 01 minutes 41 seconds and run in a Northwesterly direction a distance of 97.10 feet to the point of beginning.
According to survey of R.C. Farmer, dated January 8, 1999.

Parcel II:

A parcel of land located in the NE 1/4 of NE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Commence at the NE corner of said Section 2; thence West along the North line of said 1/4-1/4 Section a distance of 962.79 feet; thence left 84 degrees 05 minutes 32 seconds and run in a Southwesterly direction a distance of 372.76 feet to the point of beginning; thence continue along last described course a distance of 25.44 feet; thence left 89 degrees 53 minutes 14 seconds and run in a Southeasterly direction a distance of 96.89 feet to a point lying on the Westerly right of way line of U.S. Highway #31 (90-foot right of way); thence left 89 degrees 53 minutes 38 seconds and run in a Northeasterly direction along said right of way line a distance of 24.03 feet; thence leaving said right of way line left 89 degrees 16 minutes 39 seconds and run in a Northwesterly direction a distance of 97.0 feet to the point of beginning.
According to survey of R.C. Farmer, dated January 8, 1999.

2/5/99

JH
LBJ

Inst # 1999-10277

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