

This instrument was prepared by:

Grantees' address:
494 Hickory Hill Lane
Shelby, AL 35143

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100 DOLLARS (\$30,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned William Carey Womack, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Calvin Stone and Maxine Stone (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the E ½ of the NW ¼ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Begin at the NW corner of the NE ¼ of the NW ¼ of Section 34, Township 24 North, Range 15 East; thence run Southerly along the West line thereof for 892.25 feet; thence 90 deg. 00 min. left run Easterly 1049.36 feet to the Westerly right of way of Hickory Hill Lane; thence 65 deg. 56 min. 57 sec. left to chord, run Northeasterly along the Westerly right of way of said Lane a chord distance of 273.0 feet to the Westerly right of way of Shelby County Highway No. 47; thence 53 deg. 12 min. 16 sec. left to chord of a curve (having a radius of 1775.75 feet and a central angle of 17 deg. 21 min. 39 sec. and a curve length of 538.05 feet); thence run Northwesterly along said curve a chord distance of 535.99 feet to the North line of said Section; thence 62 deg. 24 min. 35 sec. left from said chord run Westerly 899.58 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Restrictions, covenants and conditions as set out in instrument recorded in

04/20/1999-16564
08:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

Inst # 1999-16564

Instrument #1996-13533 in the Probate Office of Shelby County, Alabama.

2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 147 page 84 and Deed Book 242 page 457 in the Probate Office of Shelby County, Alabama.

3. Riparian rights, if any, in and to the use of Lay Lake or Waxahatchee Creek.

4. Condemnation proceedings in Final Record 1907 page 270, L. White, et al. To Alabama Power Company, as to Flood Rights.

5. Rights acquired by Alabama Power Company in instrument recorded in Deed Book 237 page 870 in the Probate Office of Shelby County, Alabama.

6. Restrictions, limitations and conditions as set out in Map Book 20 page 94 in the Probate Office of Shelby County, Alabama.

7. Less and except any portion of the land lying within Lay Lake or Waxahatchee Creek.

8. Less and except any portion of the land lying within road and/or road right of way.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

\$30,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this

____ day of April, 1999.

William Carey Womack
William Carey Womack

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Carey Womack, married, 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 5th day of April, 1999.

Gladys Windham
Notary Public
My commission expires
August 12, 2001

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