

This Instrument was prepared by:  
Conwill & Justice, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
Frank Alan Griffin  
Frank R. Griffin  
Martha P. Griffin  
2181 1ST AVE. WEST  
MAYLENE, AL 35114

1500

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and no/100 (1.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **FRANK ALAN GRIFFIN & WIFE, SUSAN GRIFFIN**, (herein referred to as grantors), grant(s) bargain(s), sell(s) and convey(s) unto **FRANK ALAN GRIFFIN, FRANK R. GRIFFIN AND MARTHA P. GRIFFIN**, (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Begin at the NE corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 16 deg. 39 min. West 1250.00 feet to the point of beginning; thence right 72 deg. 54 min. in a Westerly direction 210.00 feet (Point A); thence left 90 deg. 00 min. in a Southerly direction 210.00 feet; thence left 90 deg. 00 min. in an Easterly direction 210.00 feet; thence left 90 deg. 00 min. in a Northerly direction 210.00 feet to the point of beginning.

ALSO a 30.00 foot easement being 15.00 feet on each side of the following centerline: Begin at a Point A; thence Easterly along the North line of above described property 15.00 feet to point of beginning of centerline herein described; thence left 90 deg. 00 min. in a Northerly direction 350.00 feet; thence left 90 deg. 00 min. in a Westerly direction 300.00 feet to intersection with the Southeast right of way of a public road, said intersection being the terminus of centerline herein described; being situated in Shelby County, Alabama.

ALSO a 30 foot wide driveway easement being 15.00 feet on each side of a centerline described as follows: Begin at the NE corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 16 deg. 39 min. West 1250.00 feet; thence right 72 deg. 54 min. in a Westerly direction 210.00 feet (Point A) which is the Northwest corner of a tract previously conveyed by deed recorded in Book 019 Page 299 in the Office of the Judge of Probate of Shelby County, Alabama: Beginning at Point A; thence North 90 deg. East for 96.9 feet to the point of beginning of the centerline herein described; thence North 31 deg. 23 min. 36 sec. West for 39.80 feet; thence North 44 deg. 06 min. 35 sec. West for 65.08 feet; thence North 25 deg. 52 min. 49 sec. West for 42.29 feet; thence North 08 deg. 43 min. 01 sec. West for 79.25 feet; thence North 07 deg. 04 min. 09 sec. West for 177.95 feet; thence North 04 deg. 09 min. 27 sec. West for 94.21 feet; thence North 19 deg. 56 min. 57 sec. West for 38.89 feet; thence North 61 deg. 36 min. 34 sec. West for 46.60 feet; thence North 84 deg. 18 min. 13 sec. West for 47.76 feet; thence South 68 deg. 12 min. 27 sec. West for 47.41 feet; thence South 43. deg. 19 min. 49 sec. West for 45.38 feet; thence South 27 deg. 46 min. 57 sec. West for 87.36 feet; thence South 32 deg. 28 min. 28 sec. West for 41.96 feet; thence South 54 deg. 04 min. 49 sec. West for 22.31 feet; thence North 90 deg. 00 min. 00 sec. West for 20.00 feet, more or less, to the East edge of Shelby County Highway No. 17, said point being the end of the centerline of the 30 foot driveway easement herein described, less and except any portion of said easement which lies within the county right of way. Being situated in Shelby County, Alabama.

SUBJECT TO: Easements, restrictions and rights-of-way of record.

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02:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that WE have a good right to sell and convey the same as aforesaid; that WE will, and 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 the 30th day of April, 1999.

Frank Alan Griffin  
Frank Alan Griffin  
Susan Griffin  
Susan Griffin

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Frank Alan Griffin and Susan Griffin, husband and wife, whose names 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 30th day of April, 1999.



William A. Justice  
Notary Public  
My Commission Expires: 9/12/99

Inst # 1999-18870

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