

SEND TAX NOTICE TO:

✓ (Name) Cecil W. Lawley
(Address) 5625 Highway 10
Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
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 **ONE AND NO/100 (\$1.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **CECIL W. LAWLEY and wife, TOMMIE LAWLEY** (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto **CECIL W. LAWLEY, TOMMIE LAWLEY and TRACEY D. 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:

That part of the NE ¼ of Section 2, Township 22, Range 4 West as follows: Begin at the Northeast corner of Robert Roman land and run East a distance of 180 feet to the Northeast corner of property heretofore conveyed to Roy Ross and Mary Ross on September 29, 1959, as shown by deed recorded in Deed Book 211 at page 183, Office of Judge of Probate of Shelby County, Alabama, said point being the point of beginning of the parcel herein described; thence continue East 250 feet to a point on the West margin of an unpaved driveway; thence run South, along the West margin of said driveway a distance of 250 feet to a point lying on an extension of the South line of said Ross property; thence run West along said extension of said South line of said Ross property a distance of 250 feet to the Southeast corner of said Ross property; thence run North, along the East line of said Ross property, a distance of 250 feet to the point of beginning, said land lying South of the Montevallo & Boothton Highway and known as Highway Number 10. The mineral rights are expressly reserved by the Southern Mineral Land Company.

LESS AND EXCEPT

That part of the NE ¼ of Section 2, Township 22, Range 4 West as follows: Commence at the Northeast corner of Robert Roman land and run East a distance of 180 feet to the Northeast corner of property heretofore conveyed to Roy Ross and Mary Ross on September 29, 1959, as shown by deed recorded in Deed Book 211 at page 183, Office of Judge of Probate of Shelby County, Alabama; thence continue East 250 feet to a point on the West margin of an unpaved driveway; thence run South, along the West margin of said driveway a distance of 150 feet to a point of beginning of the parcel herein described; thence continue South, along the West margin of said driveway, a distance of 100 feet to a point lying on an extension of the South line of said Ross property; thence run West along said extension of said South line of said Ross property a distance of 200 feet; thence run North, parallel with the East line of said Ross property a distance of 100 feet; thence run East, a distance of 200 feet to the point of beginning, said land lying South of Montevallo and Boothton Highway and known as Highway No. 10. The mineral rights expressly reserved by the Southern Mineral Land Company.

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.

05/26/1999-22130
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 11.50

Inst # 1999-22130

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 23rd day of April, 1999.

Cecil W. Lawley (SEAL)
Cecil W. Lawley

Tommie Lawley (SEAL)
Tommie Lawley

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cecil W. Lawley and wife, Tommie Lawley, 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 23rd day of April, 1999.

Donna Harper (SEAL)
Notary Public

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