

This instrument was prepared by:

(Name) Pelham Law Office(Address) 3150 Hwy 52 West
Pelham, AL 35124

Send Tax Notice to:

(Name) William C. Griffin(Address) 253 Shaw Valley Road
Chelsea, AL 35043**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar ----- (\$1.00) DOLLARS

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

Ralph Earl Shaw, Jr., as Personal Representative of the estate of Ralph Earl Shaw, deceased
(herein referred to as grantors), do grant, bargain, sell and convey untoWilliam C. Griffin and wife, Lynn K. Griffin
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated inShelby

County, Alabama, to-wit:

See Attached Exhibit "A"

Mineral and mining rights excepted.

This is not the homestead of Ralph Earl Shaw, Jr.

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this _____
day of _____, 19____.

WITNESS

(Seal)_____
(Seal)_____
(Seal)Ralph Earl Shaw, Jr. (Seal)
RALPH EARL SHAW, JR.
Personal Rep. of Ralph Earl Shaw (Seal)_____
(Seal)

STATE OF ALABAMA

COUNTY JEFFERSONI, Richard T. Hubbert, a Notary Public, in and for said county in said State, hereby certify that Ralph Earl Shaw, Jr., whose name as Personal Representative under the will of Ralph Earl Shaw, 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, in his capacity as such Personal Representative of Ralph Earl Shaw estate, executed the same voluntarily on the day the same bears date.Given under my hand this 25TH day of MAY, 1999.Richard T. Hubbert
NOTARY PUBLIC7-15-99
My Commission Expires

Inst # 1999-22989

06/02/1999-22989
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 MMS 14.50

East 1/2 of NE 1/4 of NW 1/4 of SE 1/4 of Section 12, Township 20 South, Range 2 West, situated in Shelby County, Alabama.

Less and except the following:

That certain tract or parcel of land situated in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the East half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast 1/4 (SE 1/4) of said Section 12; thence run South 00 degrees 26 minutes 43 seconds East, along the west line of said East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) a distance of 537.87 feet to the center of a chert road, which said point is the point of beginning of the tract of land herein described; thence run North 68 degrees 18 minutes 56 seconds East along the center of said road a distance of 127.88 feet to a point; thence run North 77 degrees 58 minutes 54 seconds East, along the center of said road a distance of 116.98 feet to a point, which point is the beginning of a curve to the left, said curve having a central angle of 60 degrees 54 minutes 48 seconds a radius of 51.02 feet, an arc length of 54.24 feet and a chord which bears North 47 degrees 18 minutes 52 seconds East; thence run along said arc, along centerline of said road a distance of 54.24 feet to a point, which said point is the end of said curve; thence run North 16 degrees 51 minutes 28 seconds East, along centerline of said road a distance of 72.09 feet to a point;

thence run South 89 degrees 20 minutes 13 seconds East leaving said road a distance of 36.66 feet to a point on the East line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4); thence run South 00 degrees 26 minutes 43 seconds East along and with said Quarter Quarter line a distance of 306.53 feet to the Southeast corner of the said East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 12; thence run North 89 degrees 20 minutes 13 seconds West along and with the South line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) a distance of 330.24 feet to the Southwest corner of said East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4); thence run North 00 degrees 26 minutes 43 minutes West along and with the West line of the said East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4) a distance of 127.46 feet to the point of beginning.

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