

SEND TAX NOTICE TO:

(Name) MARY L. ROSS
5657 HWY. 10
(Address) MONTEVALLO, AL 35115

This instrument was prepared by

(Name) James T. Lawley, Jr.
(Address) 5393 Highway 10, Montevallo, Al 35115

Form 1-14 Rev. 1988
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED AND NO/100 (\$100.00)

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

James T. Lawley, Jr. and wife, Donna Jean Lawley

(herein referred to as grantors) do grant, bargain, sell and convey unto Wilma L. Thompson, Juanita L. Pickett, DeMerle L. Goggins, Betty L. Harper, Cecil W. Lawley, Mary L. Ross, Reginald L. Lawley, Bobby N. Lawley, and Clifford W. 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:

Beginning at a point 70 yards North of the SE corner of SW-1/4 of Sec. 2, of said road to Bill Pickett's lot; thence South 70 yards; thence West to the SW corner of Wilmer Lawley's land; thence South to Forty line; thence East within 70 yards of the SE corner; thence North 70 yards, to a point of beginning, containing 7 acres more or less. Mineral rights reserved by Southern Mineral Land Co. Being a part of the SW-1/4 of NE-1/4 Sec. 2 Township 22, Range 4 West, less and except a portion thereof heretofore conveyed to Mr. and/or Mrs. Clyde Goggins, as shown by deed recorded in Deed Book 267, at page 671, in said Probate Office; and a portion heretofore conveyed to Mr. and/or Mrs. C. W. Holsombeck, as shown by deed recorded in Deed Book 176, page 179, in said Probate Office; and a portion thereof heretofore conveyed to Mr. and/or Mrs. Clifford W. Lawley, as shown by deed recorded in Deed Book 284, page 137, in said probate office, and a portion thereof heretofore conveyed to Mr. and/or Mrs. Cecil W. Lawley, as shown by deed conveyed to Mr. and/or Mrs. A. B. Pratt, as shown by deed recorded in Deed Book 183, page 231, in said probate office, and a portion thereof heretofore conveyed to Mr. and/or Mrs. Roy H. Ross, as shown by deed recorded in Deed Book 211, page 183 in said probate office; and a portion thereof heretofore conveyed to Mr. and/or Mrs. Cecil E. Thompson, as shown by deed recorded in Deed Book 176, at page 181, in said probate office.

ALSO, LESS AND EXCEPT THAT property conveyed to James T. Lawley, Jr., and wife, Donna Jean Lawley, recorded in Deed Book 317, Page 639, in probate office of Shelby County, Alabama.

Subject to easements and rights of way of record.

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, we have hereunto set our hands and seals, this 12 day of November, 1998

WITNESS:

(Seal) James T. Lawley, Jr. (Seal)
(Seal) Donna Jean Lawley (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Lawley, Jr. and wife, Donna Jean Lawley whose name is 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 12 day of November, A.D. 1998

Barbara K. Beckett

NOTARY PUBLIC - 12, 1998

Inst # 1999-29428
07/24/1999-29428
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1998