

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Donald R. Mullins

(Address) 2567 Highway 45
Vandiver, AL 35176

Sterrett, AL 35147

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100----- DOLLARS

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

Flora Ann Mullins, a **DIVORCED** woman

herein referred to as grantors) do hereby bargain, sell and convey unto

Donald R. Mullins

Dora K. Mullins

herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Inst # 1999-31395

07/27/1999-31395

04:18 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

ONE MAG

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

1. Right of way granted to Shelby County as recorded in Deed Book 216, Page 351, Probate Office of Shelby County, Alabama.

2. Easement to Plantation Pipeline as recorded in Deed Book 112, Page 257, in said Probate Office.

Subject to taxes, for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE. MARCH 4 th 1998

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, I have hereunto set my hand(s) and seal(s), this 22nd day of July, 1999

WITNESS:

[Signature] (Seal)
Bonnie J. Decker (Seal)
B. Kelly (Seal)

[Signature] (Seal)
Flora Ann Mullins

STATE OF ALABAMA
COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Flora Ann Mullins whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on the day that, being informed of the contents of the conveyance, she executed the same voluntarily



Witnessed by Notary Public Under Seal this 22nd day of July, 1999
Notary Public Expires: 1/22/2003

[Signature] A. D. 1999
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

ALL MY UNDIVIDED INTEREST:

Commence at the SW corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence East along the South line of said Section 14 a distance of 145.00 feet to a point; thence turn 62 deg. 13 min. 00 sec. left and run northeasterly 548.00 feet to a point; thence turn 4 deg. 31 min. 00 sec. right and run northeasterly 344.27 feet to the point of beginning of the property being described; thence turn 72 deg. 43 min. 00 sec. left and run northwesterly a distance of 833.58 feet to a point on the southerly edge of Bear Creek; thence turn 85 deg. 12 min. 42 sec. right and run along edge of said creek 223.84 feet to a point; thence turn 18 deg. 20 min. 09 sec. left and continue along edge of said creek 125.86 feet to a point; thence turn 41 deg. 56 min. 46 sec. right and continue along edge of said creek 54.86 feet to a point; thence turn 11 deg. 28 min. 14 sec. right and continue along edge of said creek 159.56 feet to a point; thence turn 2 deg. 17 min. 20 sec. left and continue along edge of said creek 108.38 feet to a point; thence turn 19 deg. 56 min. 47 sec. right and continue along edge of said creek 185.62 feet to a point on the westerly margin of Shelby County Highway No. 45; thence turn 86 deg. 02 min. 35 sec. right and run southerly along said margin of said Highway 80.13 feet to a point in the centerline of said Bear Creek; thence turn 103 deg. 09 min. 25 sec. right and run along centerline of said creek 205.22 feet to a point; thence turn 85 deg. 31 min. 38 sec. left and run southerly 225.45 feet to a point; thence turn 66 deg. 31 min. 42 sec. left and run southeasterly 340.74 feet to a point on the same said westerly margin of same said Highway 45 in a curve to the right having a central angle of 16 deg. 00 min. 30 sec. and a radius of 1,795.41 feet; thence run along the arc of said highway curve an arc distance of 501.63 feet to the point of beginning.

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