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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) Dale Dewayne New

(Address)

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

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 Three Hundred Forty Thousand and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jean B. Arthur, a single woman; and Von L. Arthur, Jr., a man

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

Dale Dewayne New and wife, Esther Kate New

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

Shelby County, Alabama to-wit:

All that part of the NW 1/4 of SW 1/4 of Section 7, Township 20 South, Range 1 East, lying South and West of Yellow Leaf Creek.

A 5-acre strip of land of uniform width across the West side of the SW 1/4 of SW 1/4 of Section 7, Township 20 South, Range 1 East; and that part of the SW 1/4 of SW 1/4 of Section 7, Township 20 South, Range 1 East, described as beginning at a corner stob near the well at a point 165 feet East of the SW corner of said Section and run East to Yellow Leaf Creek; thence Northerly and Northeasterly down said Creek to where the mouth of a spring branch running in an Easterly direction enters said creek; thence run Westerly up said branch to the East line of the 5 acres above described; thence South to point of beginning,

All that part of the NW 1/4 of NW 1/4 of Section 18, Township 20 South, Range 1 East, which lies West of Yellow Leaf Creek and North of old road bed.

The SE 1/4 of SE 1/4 of Section 12, Township 20 South, Range 1 West, except that part conveyed in Deed Book 257, Page 023, in Probate Office.

The NE 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 1 West, lying North of the old road bed, except that part conveyed in Deed Book 257, page 023, in Probate Office.

Subject to the life estate interest in the homeplace and chicken house in favor of Violette Lorene Spence, as set forth in CV-91-163, in Circuit Court of Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS.

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 the 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 HEREOF, we have hereunto set our hand(s) and seal(s), this 10th day of September, 1999.

WITNESS:

(Seal)
(Seal)
(Seal)

Jean B. Arthur (Seal)
Von L. Arthur, Jr. (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jean B. Arthur and Von L. Arthur, Jr. 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 10th day of September, A. D., 19 99

[Signature of Notary Public]

Notary Public

Inst # 1999-38416
09/14/1999-38416
08:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
348.50

MTA