

This Instrument was prepared by:
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Attorney at Law
P.O. Box 1144
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Send Tax Notice To:
Michael B. Marsh
Yvonne M. Marsh
262 Quail Ridge Lane
Wilson, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Thousand and no/100 (\$40,000.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **CHARLES McMAHAN** and wife, **BARBARA B. McMAHAN** (herein referred to as grantors), grant(s) bargain(s), sell(s) and convey(s) unto **MICHAEL B. MARSH** and **YVONNE M. MARSH**, (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

From a 1-inch pipe at the NE corner of Section 3, Township 21 South, Range 1 East, run thence West along the North boundary of said Section 3, a distance of 667.38 feet; thence turn 90 degrees 04 minutes 12 seconds left and run 673.08 feet to a 1/2-inch rebar, being the point of beginning of herein described parcel of land; thence turn 89 degrees 47 minutes 59 seconds left and run 628.80 feet to a 1/2-inch rebar on the West boundary of Quail Ridge Lane (30-foot right-of-way); thence turn 92 degrees 15 minutes 18 seconds right and run 492.46 feet along said lane boundary to a 1/2-inch rebar at the P.C. of a curve concave left and having a Delta angle of 23 degrees 41 minutes 59 seconds and tangents of 78.15 feet; thence turn 11 degrees 51 minutes 06 seconds left and run a chord distance of 152.83 feet to the P.T.; thence turn 11 degrees 51 minutes 43 seconds left and run 33.99 feet along said lane boundary to a 1/2-inch rebar on the accepted South boundary of the NE 1/4 of NE 1/4 of said Section 3; thence turn 111 degrees 33 minutes 50 seconds right and run 664.85 feet along the accepted South boundary of said NE 1/4 of NE 1/4 to a 1/2-inch rebar; thence turn 89 degrees 40 minutes 51 seconds right and run 371.60 feet to a 1/2-inch rebar on an accepted fence line; thence turn 51 degrees 48 minutes 25 seconds right and run 20.94 feet along said fence line to a 1/2-inch rebar; thence turn 38 degrees 47 minutes 49 seconds left and run 52.06 feet along said fence line to a 1/2-inch rebar; thence turn 09 degrees 23 minutes 18 seconds left and run 26.26 feet along said fence line to a 1/2-inch rebar; thence turn 09 degrees 14 minutes 58 seconds left and run 161.83 feet along said fence line to a 1/2-inch rebar; thence turn 09 degrees 44 minutes 50 seconds left and run 52.57 feet along said fence line to the point of beginning of herein described parcel of land. According to survey of Sam W. Hickey, RLS #4848, dated August 13, 1999.

SUBJECT TO easements, restrictions and rights-of-way of record.

\$32,395.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that WE have a good right to sell and convey the same as aforesaid; that WE will, and 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 the 15th day of October, 1999.

Charles McMahan

Charles McMahan

Barbara B McMahan

Barbara B. McMahan

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles McMahan and wife, Barbara B. McMahan, whose names 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 15th day of October, 1999.

William J. [Signature]

Notary Public

My Commission Expires: 4/17/02



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