

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) Lyle F. Freihage  
(Address) 1332 Waxwing Trail  
Alabaster Ala 35007

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

Form 1-1-3 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 Forty Five Thousand and no/100  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Richard B. Atchison and wife, Cherie Atchison  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Lyle F. Freihage and Marcia Freihage

(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 # 1999-47804  
11/23/1999-47804  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 53.50

**TRACT IV:**  
Begin at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet to the point of beginning; thence continue along the last described course 641.02 feet; thence 90 degrees 04 minutes 07 seconds right run Westerly 660.69 feet; thence 89 degrees 53 minutes 54 seconds right run 660.38 feet; thence 78 degrees 42 minutes 54 seconds right run 107.91 feet; thence 15 degrees 34 minutes 29 seconds right run 556.80 feet to the point of beginning.

Together with and subject to the following described 50-foot ingress and egress easement, the centerline of which is more particularly described as follows:  
Commence at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the point of beginning of the centerline of said 50-foot easement, said point being the center of a 50-foot radius bulb being part of said easement; thence 4 degrees 08 minutes 35 seconds left run 1620.96 feet to the Easterly right of way of Hebb Road and the point of ending of said easement.  
According to survey of Thomas E. Simmons, RLS #12945, dated February 26, 1996.

Subject to, taxes for 2000 and subsequent years, easements, restrictions, rights of way, and permits 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 grantee 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 hand(s) and seal(s), this 22nd day of November, 1999

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Richard B. Atchison (Seal)  
Richard B. Atchison  
Cherie Atchison (Seal)  
Cherie Atchison

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Richard B. Atchison and Cherie Atchison 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 22nd day of November, A. D., 1999

My Commission Expires: 10/16/2000

Mike T. Atchison  
Notary Public