

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) Phillip Eugene Whitten

(Address) 7656 Hwy 47
Shelby Ala 35143

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 Thirty Two Thousand and no/100 DOLLARS

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

Verle Whitten, a Single woman

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

Phillip Eugene Whitten and Beulah Burnell Whitten

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

Shelby

County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-50264

12/14/1999-50264

08:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MMS

12.00

TO HAVE AND TO HOLD Unto the said GRANTERS 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 10th day of December, 1999

WITNESS:

(Seal)

Verle Whitten (Seal)
Verle Whitten

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Verle Whitten

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, A. D., 19 99

My Commission Expires: 10/16/2000

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 0 degrees 14 minutes 48 seconds East along the West line of said section for a distance of 512.11 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 411.99 feet; thence North 88 degrees 49 minutes 34 seconds East for a distance of 209.34 feet; thence South 73 degrees 56 minutes 42 seconds East for a distance of 757.03 feet to the southerly right of way line of Shelby County Hwy. 47 (80' ROW) said point also a point on a curve to the left having a central angle of 9 degrees 31 minutes 20 seconds and a radius of 1601.96 feet said curve subtended by a chord bearing North 31 degrees 46 minutes 06 seconds West and a chord distance of 265.93 feet; thence along the arc of said curve and along said right of way for a distance of 266.23 feet to a point on a compound curve having a central angle of 8 degrees 36 minutes 37 seconds and a radius of 960.00 feet, said curve subtended by a chord bearing North 40 degrees 50 minutes 04 seconds West and a chord distance of 144.13 feet; thence along the arc of said curve and along said right of way for a distance of 144.26 feet; thence North 45 degrees 08 minutes 22 seconds West along said right of way for a distance of 413.01 feet; thence South 88 degrees 41 minutes 32 seconds West and leaving said right of way for a distance of 411.58 feet to the POINT OF BEGINNING.

25' Ingress, Egress and Utility Easement:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 0 degrees 14 minutes 48 seconds East along the West line of said section for a distance of 512.11 feet to the POINT OF BEGINNING of the westerly line of a 25 foot ingress, egress and utility easement lying 25 foot easterly of described line; thence continue along the last described course and along westerly line for a distance of 411.99 feet to the end of said easement.

20' Ingress, Egress and Utility Easement:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 0 degrees 14 minutes 48 seconds East along the West line of said section for a distance of 512.11 feet; thence North 88 degrees 41 minutes 32 seconds East for a distance of 17.18 feet to the POINT OF BEGINNING of the centerline of a 20' easement lying 10 feet to either side and parallel to described centerline; thence North 0 degrees 18 minutes 09 seconds East along said centerline for a distance of 278.18 feet; thence North 11 degrees 54 minutes 36 seconds East along said centerline for a distance of 102.99 feet to the southerly right of way of Shelby County Hwy. 47 and end of said easement.

According to the survey of Rodney Shiflett, dated November 26, 1999.

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