

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE.
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) Johnny L. Lowe
(Address) 2 LAKE FOREST LANE
WILSONVILLE AL 35186

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

Form 1-1-3 Rev. 6/99
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,

Joseph Lynn Story, a married man

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

Johnny L. Lowe and wife, Jean F. Lowe

(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, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2000 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 HIS SPOUSE.

Inst # 2000-04870

02/16/2000-04870
09:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 NWS 11.50

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 19th
day of February, 2000

WITNESS:

(Seal)

(Seal)

(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 Joseph Lynn Story 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 14th day of February, A. D. 2000

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NW 1/4 of Section 26, and in the NE 1/4 of the NE 1/4 of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama Described as follows:

Commence at the Northwest corner of said Section 26; Thence run South along the West Section line 334.00 feet to the point of beginning; Thence turn left 89 degrees 47 minutes 23 seconds and run East 27.08 feet; Thence turn right 102 degrees 47 minutes 42 seconds to the tangent of a clockwise curve having a delta angle of 67 degrees 28 minutes 56 seconds and a radius of 25.00 feet; Thence run along the arc of said curve 29.45 feet to the point of tangent; Thence continue to tangent to said curve 113.03 feet to the point of a counterclockwise curve having a delta angle of 129 degrees 17 minutes 38 seconds and a radius of 55.00 feet; Thence run along the arc of said curve 124.12 feet; Thence turn right 90 degrees 00 minutes 00 seconds from tangent and run Southwest 446.32 feet to a point on the shore of Lay Lake; (Alabama Power Company); Thence run along said shore the following bearings and distances: Thence turn right 33 degrees 25 minutes 18 seconds a distance of 62.63 feet; Thence turn right 32 degrees 13 minutes 49 seconds a distance of 28.31 feet; Thence turn right 50 degrees 21 minutes 54 seconds a distance of 27.49 feet; Thence turn right 47 degrees 39 minutes 13 seconds a distance of 50.79 feet; Thence turn left 95 degrees 03 minutes 02 seconds a distance of 56.79 feet; Thence turn right 35 degrees 21 minutes 03 seconds a distance of 32.58 feet; Thence turn right 40 degrees 03 minutes 46 seconds a distance of 45.39 feet; Thence turn right 51 degrees 33 minutes 29 seconds a distance of 146.95 feet; Thence turn left 102 degrees 18 minutes 03 seconds a distance of 82.31 feet; Thence turn left 24 degrees 30 minutes 28 seconds a distance of 57.51 feet; Thence turn left 15 degrees 05 minutes 51 seconds a distance of 47.08 feet; Thence turn right 141 degrees 00 minutes 34 seconds and run Northeast 566.53 feet to the point of beginning.

Inst # 2000-04870

02/16/2000-04870
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HWS 11.50