

SEND TAX NOTICE TO:

(Name) John R. Dewberry

(Address) 5804 Myra Road
Birmingham AL 35242

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

Form 1-14 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 Two Hundred Nineteen Thousand Nine Hundred and no/100 DOLLARS

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

Kevin L. Ingram and wife, Leigh W. Ingram
(herein referred to as grantors) do grant, bargain, sell and convey unto

John R. Dewberry and Anne Y. Dewberry

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

Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 section a distance of 1578.14 feet; thence turn an angle of 98 degrees 51 minutes to the right and run a distance of 399.38 feet; thence turn an angle of 23 degrees 16 minutes to the left, and run a distance of 271.0 feet; thence turn an angle of 21 degrees 34 minutes to the left and run a distance of 12.0 feet; thence turn an angle of 93 degrees 30 minutes to the right and run a distance of 315.00 feet; thence turn an angle of 30 degrees 30 minutes to the left and run a distance of 100.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 30.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 123.00 feet to the point of beginning; thence continue in the same direction a distance of 110.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 309.34 feet; thence turn an angle of 63 degrees 06 minutes to the left and run a distance of 25.72 feet; thence turn an angle of 34 degrees 39 minutes 20 seconds to the left and run a distance of 98.60 feet; thence turn an angle of 94 degrees 13 minutes 30 seconds to the left and run a distance of 307.85 feet to the point of beginning. Situated in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

Said property being further described as: Lot 7, according to the survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way 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 the 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 27 day of March, 2000

WITNESS:

(Seal) Kevin L. Ingram (Seal)
(Seal) Leigh W. Ingram (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 Kevin L. Ingram and Leigh W. Ingram

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 27 day of March, A.D. 2000

[Signature]
Notary Public

Inst. # 2000-09894