

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) Jimmy W. Blaauw
(Address) 2690 Hwy 61
Columbiana, AL 35051

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 Eighty Two Thousand One Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joyce C. Morgan, a single woman; Jeanette Ruffner, a single woman;
Samuel Leon Creel, a single man; and, Phillip R. Creel, Jr., a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jimmy W. Blaauw and Nanny S. Blaauw

(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 NE corner of the SE 1/4 of SE 1/4 of Section 32, Township 21 South, Range 1 East and run West along the North line of said Quarter-Quarter Section a distance of 772.50 feet to the point of beginning; thence continue along said Quarter-Quarter Section and along the North line of the SW 1/4 of the SE 1/4 of said Section a distance of 655.13 feet to a point on the SE 40-foot right of way line of County Highway 61; thence turn an angle of 68 degrees 35 minutes to the left and run in a Southwesterly direction along said right of way line a distance of 241.69 feet to a point; thence turn an angle of 111 degrees 25 minutes to the left and run East and parallel to the said North line of the said SW 1/4 of SE 1/4 and the SE 1/4 of SE 1/4 a distance of 743.43 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 225.00 feet to the point of beginning.
Said parcel of land is lying in the SE 1/4 of SE 1/4 and SW 1/4 of SE 1/4, Section 32, Township 21 South, Range 1 East, Shelby County, Alabama.

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

\$77,995.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

07/28/2000-25249
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 15.50

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 HEREOF, we have hereunto set our hand(s) and seal(s), this 24th day of July, 2000.

WITNESS:
Joyce C. Morgan (Seal)
Joyce C. Morgan (Seal)
Samuel Leon Creel (Seal)
Samuel Leon Creel (Seal)

Jeanette Ruffner (Seal)
Jeanette Ruffner (Seal)
Phillip R. Creel, Jr. (Seal)
Phillip R. Creel, Jr. (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joyce C. Morgan and Phillip R. Creel, Jr. whose name s 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 24th day of July, A.D., 19 2000

My Commission Expires: 10/16/2000

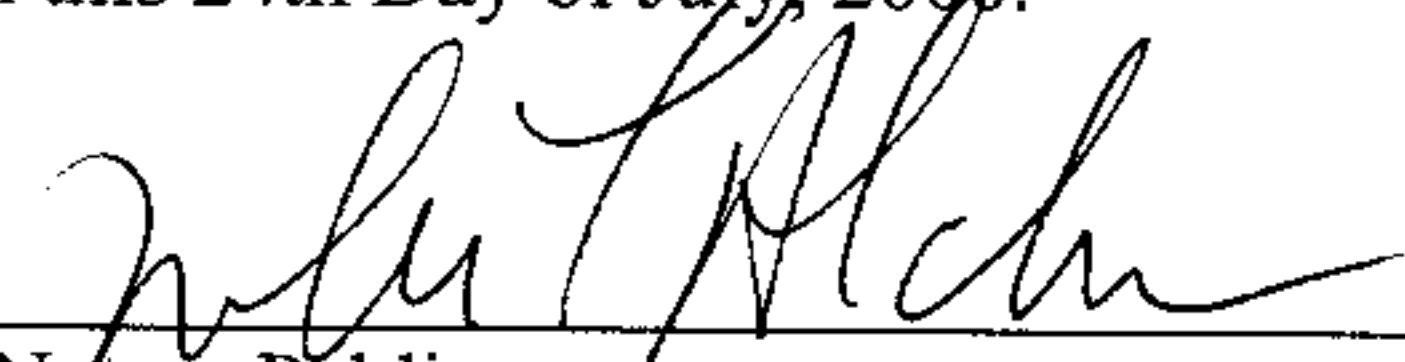
Notary Public.

Inst # 2000-25249

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Samuel Leon Creel, 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 24th Day of July, 2000.



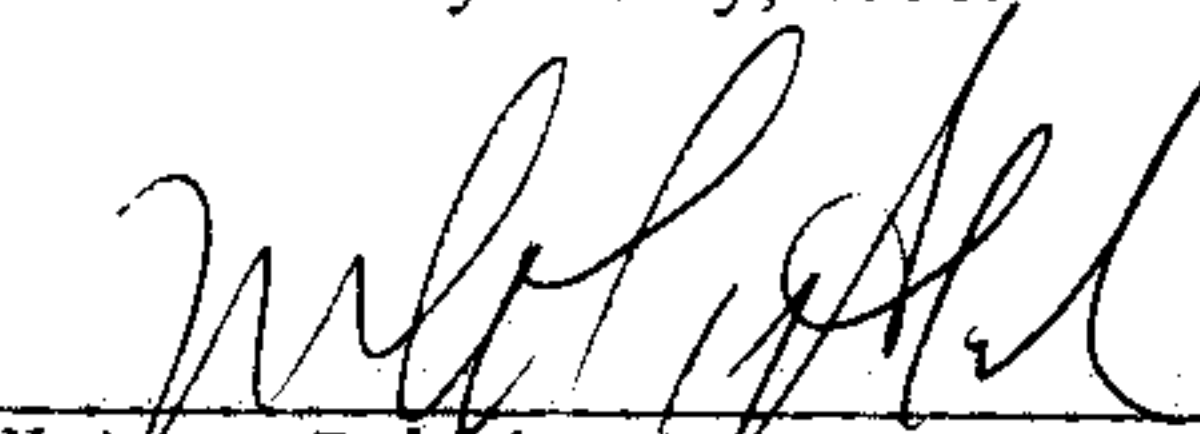
Notary Public

My Commission Expires: 10/16/2000

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jeanette Ruffner, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th Day of July, 2000.



Notary Public

My Commission Expires: 10/16/2000

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