

PREPARED BY: SUNNY HENDERSON - Trimmier Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242
SEND TAX NOTICE TO: LESLIE LEE BROWN AND KATHRYN F. BROWN 429 HIGHWAY 47, COLUMBIANA, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **PAUL G. BENNETT, AN UNMARRIED MAN AND DARRYL BEAM AND WIFE, LAURIE BEAM** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **LESLIE LEE BROWN AND WIFE, KATHRYN F. BROWN** (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 SCHEDULE "A"

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Transmission line permits to Alabama Power Company as recorded in Deed Book 104, Page 410; Deed Book 104, Page 495; and Real Record 142, Page 157.
- (5) Subject to Right of Way to Shelby County as recorded in Probate Minutes Book 16, Page 230.

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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on AUGUST 18, 2000.

Paul G. Bennett
PAUL G. BENNETT

Darryl Beam
DARRYL BEAM BY: PAUL G. BENNETT, ATTORNEY IN FACT

Laurie Beam
LAURIE BEAM BY: PAUL G. BENNETT, ATTORNEY IN FACT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **PAUL G. BENNETT, AN UNMARRIED MAN AND DARRYL BEAM AND WIFE, LAURIE BEAM**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on AUGUST 18, 2000.

My commission expires: 9-21-2002

Rya C. Khalaf
Notary Public

Inst # 2000-40039

11/20/2000-40039
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 119.00

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SCHEDULE A

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN THE CITY OF COLUMBIANA, SHELBY COUNTY, ALABAMA, AND BEING BOUNDED AS FOLLOWS: TO REACH A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST AND RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SUCH SECTION A DISTANCE OF 394.5 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 80 DEGREES 35' AND RUN SOUTH 80 DEGREES 43' WEST A DISTANCE OF 2981.6 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 08 DEGREES 46' AND RUN SOUTH 89 DEGREES 29 MINUTES WEST A DISTANCE OF 1368.2 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 28 DEGREES 26' AND RUN NORTH 62 DEGREES 05' WEST A DISTANCE OF 257.2 FEET TO A POINT, SUCH POINT BEING THE POINT OF BEGINNING OF THE BOUNDARY OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING, TURN AN ANGLE TO THE RIGHT OF 34 DEGREES 41 MINUTES AND RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 100.33 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOONEY ROAD; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MOONEY ROAD A DISTANCE OF 212.45 FEET TO ITS INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE COLUMBIANA-SHELBY ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG SAID COLUMBIANA-SHELBY ROAD A DISTANCE OF 193.24 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 73 DEGREES 21 MINUTES AND RUN NORTH 77 DEGREES 52 MINUTES EAST A DISTANCE OF 192.7 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 105 DEGREES 16 MINUTES AND RUN NORTHWESTERLY A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING.
SITUATED IN SHELBY COUNTY, ALABAMA.

KFB

LLB

PXB

Inst # 2000-40039

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SHELBY COUNTY JUDGE OF PROBATE

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