

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100----- DOLLARS
and other good and valuable consideration.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Edward L. Lansford and wife, Nina Lansford
herein referred to as grantors) do grant, bargain, sell and convey unto

Carolyn Hassett

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

Shelby

County, Alabama to-wit:

From the Northwest corner of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama proceed South 1 deg. 24 min. 24 sec. East along the West boundary of said Section 11 for 785.08 feet; thence North 89 deg. 28 min. 05 sec. East 42.69 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue thence North 89 deg. 28 min. 05 sec. East 609.07 feet to a point on the westerly right-of-way boundary of Alabama Highway No. 25 (R/W 80'), said point being on a curve with a radius of 3240.20 feet and a Delta Angle of 07 deg. 54 min. 28 sec.; thence along the arc of said curve and right-of-way a distance of 447.20 feet to a concrete marker; thence South 12 deg. 32 min. 38 sec. East along said right-of-way for 22.15 feet to a point of intersection with the Westerly right-of-way of said Alabama Highway No. 25 and the Northerly right-of-way boundary of Mistletoe Lane (R/W 60'); thence said Mistletoe Lane for 281.85 feet; thence continue along said right-of-way South 88 deg. 26 min. 26 sec. West 384.75 feet; thence leaving said right-of-way proceed North 0 deg. 10 min. 55 sec. East 494.17 feet, back to the point of beginning, containing 7.00 acres, more or less. The above described parcel of land is located in the NW $\frac{1}{4}$ of Sec. 11, Township 19 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, _____ have hereunto set _____ hands(s) and seal(s), this 25 day of December, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Edward L. Lansford
Nina Lansford
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, H. Conwill, a Notary Public in and for said County, in said State, hereby certify that Edward L. Lansford and Nina Lansford 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 26 day of December, A. D. 2000

Form 31-A

Notary Public.

01/05/2001-00576
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MMB 16.00

Conwill & Justice

Inst # 2001-00576