

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 Thirty Eight Thousand Eight Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert Eastis, a single man

Inst # 2001-16895

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

Terry L. Lewis and Marsha R. Lewis

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

County, Alabama to-wit:

05/01/2001-16895
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15:00

PARCEL II:

A parcel of land in the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 1 East and in the NW 1/4 of the SW 1/4 of Section 7, Township 21 south, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of said Section 12; thence run North along the East Section line 794.47 feet to the point of beginning; thence run left 90 degrees 00 minutes 00 seconds and run West 141.78 feet; thence turn left 90 degrees 00 minutes 00 seconds and run South 50.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 158.22 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North 562.76 feet to a point on a fence line; thence turn right 88 degrees 41 minutes 50 seconds and run East 94.20 feet along said fence; thence turn right 00 degrees 53 minutes 12 seconds and continue East 75.07 feet along said fence; thence turn left 05 degrees 34 minutes 38 seconds and continue East 131.45 feet along said fence to a point 1.22 feet South of the Northwest corner of the NW 1/4 of the SW 1/4 of said Section 7; thence turn right 95 degrees 51 minutes 03 seconds and run South along the West 1/4-1/4 line 498.43 feet to a point 30 feet North of the point of beginning; thence turn left 107 degrees 50 minutes 24 seconds and run Northeast 158.00 feet to a point on a fence line; thence turn right 14 degrees 14 minutes 29 seconds and run Northeast 73.50 feet along said fence; thence turn left 21 degrees 17 minutes 25 seconds and run Northeast 147.35 feet along said fence to a point on the West side of Hebb Road (County Highway #103); thence turn right 86 degrees 26 minutes 49 seconds and run Southeast 167.95 feet along the West side of said road; thence turn right 118 degrees 47 minutes 19 seconds and run West 437.42 feet to the point of beginning (forming a closing angle of 180 degrees 20 minutes 48 seconds).

According to survey of Amos Cory, RLS #10550, dated May 28, 1996.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.
**See Attached Exhibit "A" for Restrictions.

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 13
day of April, 2001.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Robert D. Eastis (Seal)
Robert Eastis
_____(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 Robert Eastis
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 13 day of April, A.D., 1st 2001

[Signature]
My Commission Expires: 10-6-04 Notary Public.

EXHIBIT "A"
RESTRICTIONS

Sold as to the following restrictions:

- 1. Any new construction should be at least 1200 square feet of heated and cooled living space.**
- 2. At no time will mobile homes or modular homes be allowed on said property.**

Inst # 2001-16895

05/01/2001-16895
09:24 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.00