

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: R0104-0276
(Name) Terry L. Lewis
(Address) 1010 Hebb Road
Wilsmville, AL 35186

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

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

William M. Eastis and wife, Lucille F. Eastis

(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:

PARCEL I:

A parcel of land 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 Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 1134.73 feet to the point of beginning; thence continue last course 188.17 feet; thence turn right 86 degrees 00 minutes 38 seconds and run East 18.92 feet to a point on a counter-clockwise curve on the West side of Hebb Road (Shelby County Highway #103), said curve having a delta angle of 20 degrees 05 minutes 47 seconds and a radius of 412.87 feet; thence turn right 69 degrees 51 minutes 17 seconds to the tangent of said curve and run Southeast 144.81 feet along the arc of said curve; thence turn right 118 degrees 16 minutes 46 seconds from tangent and run Southwest 80.29 feet; thence turn left 40 degrees 28 minutes 07 seconds and run Southwest 49.33 feet to the point of beginning. According to survey of Amos Cory, RLS #10550, dated May 17, 2000.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 2001-16896

05/01/2001-16896
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 12.50

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 WHEREOF, we have hereunto set our hand(s) and seal(s), this 11th day of April, 2001.

WITNESS:

_____ (Seal)	<u>William M. Eastis</u> (Seal)
_____ (Seal)	William M. Eastis
_____ (Seal)	_____ (Seal)
	<u>Lucille F. Eastis</u> (Seal)
	Lucille F. Eastis

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Eastis and Lucille F. Eastis 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 11th day of April, A. D., 19 2001

Robert F. Oliver
My Commission Expires: 10-6-04 Notary Public.