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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Brian Newman

(Address)

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 Five Hundred and no/100 ----- DOLLARS

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

Thurman Newman and wife, Millie Newman

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

Brian Newman and April Newman

(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 EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

Inst # 2001-23589
06/08/2001-23589
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DLH 14.50

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
day of June, 2001.

WITNESS:

(Seal)
(Seal)
(Seal)

Thurman Newman (Seal)
Millie Newman (Seal)
Millie Newman (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thurman Newman and Millie Newman whose names 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 8th day of June A. D., 2001

Notary Public
EXP DATE: 2-11-2004

EXHIBIT "A"

For a point of beginning, commence at the Southwest Corner of the Southeast 1/4 of the Northwest 1/4, Section 13, Township 21 South, Range 1 East; thence North 87 degrees 48 minutes 09 seconds West, a distance of 124.41 feet to a 5/8" capped rebar set; thence North 12 degrees 13 minutes 01 second West a distance of 311.70 feet to a 5/8" rebar set; thence North 61 degrees 02 minutes 32 seconds East, a distance of 527.39 feet to a 5/8" capped rebar set on the westerly boundary of Mardis Ferry Road; thence proceed along the westerly boundary of said Mardis Ferry Road the following courses; thence South 33 degrees 50 minutes 06 seconds East a distance of 414.42 feet to a point on the Westerly boundary of said road; thence South 32 degrees 46 minutes 32 seconds East a distance of 126.73 feet to a point on the westerly boundary of said road; thence South 31 degrees 20 minutes 11 seconds East a distance of 95.37 feet to a point on the westerly boundary of said road; thence South 28 degrees 16 minutes 16 seconds East a distance of 65.27 feet to a 5/8" capped rebar set at the intersection with the Westerly R/W boundary of said Mardis Ferry Road and the South boundary of the aforementioned Southeast 1/4 of the Northwest 1/4; thence North 87 degrees 48 minutes 09 seconds West, along the South boundary of said quarter-quarter section a distance of 651.53 feet to the point of beginning.

The above described parcel of land being located in the SE 1/4 of the NW 1/4 & the SW 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama.

According to the survey of Billy R. Martin, dated May 9, 2001.

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