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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:

(Name) Bart Stanley

(Address) 306 Lakewood Lane
Columbiana, AL 35051

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 Two Hundred Fifty Nine Thousand 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,

Phillip G. Groves and wife, Catherine L. Groves

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

Bart Stanley and Angela M. Stanley

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

Inst # 2001-46950

11/01/2001-46950
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 273.50

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 28th day of September, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA TEXAS

Denton COUNTY

I, Kathy M. Degreif, a Notary Public in and for said County, in said State, hereby certify that Phillip G. Groves and Catherine L. Groves 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 28th day of September, A. D., 2001

My Commission Expires: 04/15/04

Kathy M. Degreif
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of SE 1/4 of Section 34, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Begin at the NW corner of the SE 1/4 of SE 1/4 of said Section 34; thence North 88 degrees 07 minutes 43 seconds East along the North line of said 1/4-1/4 section a distance of 915.91 feet to a point on the Northwesterly right of way line of Lakewood Lane (prescriptive right of way); thence South 57 degrees 04 minutes 23 seconds West along said right of way line a distance of 28.69 feet; thence South 41 degrees 40 minutes 10 seconds West along said right of way line a distance of 106.88 feet; thence South 43 degrees 07 minutes 58 seconds West along said right of way a distance of 160.37 feet; thence South 44 degrees 27 minutes 57 seconds West along said right of way line a distance of 122.33 feet; thence South 53 degrees 16 minutes 41 seconds West along said right of way line a distance of 97.71 feet; thence South 44 degrees 46 minutes 37 seconds West along said right of way line a distance of 54.23 feet; thence South 35 degrees 29 minutes 7 seconds West along said right of way line a distance of 47.61 feet; thence South 48 degrees 11 minutes 18 seconds West along said right of way line a distance of 87.54 feet; thence South 73 degrees 48 minutes 49 seconds West along said right of way line a distance of 92.43 feet; thence South 76 degrees 37 minutes 44 seconds West along said right of way line a distance of 129.24 feet to a point lying on the northerly line of a 15 foot ingress-egress easement and the beginning of a curve to the right having a radius of 155.82 feet, a central angle of 40 degrees 49 minutes 00 seconds and subtended by a chord which bears North 84 degrees 36 minutes 40 seconds West a distance of 108.67 feet; thence along the arc of said curve and said easement a distance of 111.0 feet to end of said curve; thence North 64 degrees 12 minutes 10 seconds West along said Easement a distance of 21.49 feet to the beginning of a curve to the right having a radius of 182.50 feet, a central angle of 03 degrees 44 minutes 44 minutes 39 seconds and subtended by a chord which bears North 64 degrees 19 minutes 51 seconds West a distance of 11.92 feet; thence along the arc of said curve and said easement a distance of 11.93 feet; thence leaving said easement line North 0 degrees 20 minutes 30 seconds West a distance of 227.04 feet; thence South 89 degrees 39 minutes 30 seconds West a distance of 60.00 feet to a point lying on the Westerly 1/4-1/4 line of said Section 34; thence North 0 degrees 20 minutes 30 seconds West a distance of 267.79 feet to the point of beginning.

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