

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 Ti**  
20020524000247960 Pg 1/1 40.00  
Shelby Cnty Judge of Probate, AL  
05/24/2002 15:30:00 FILED/CERTIFIED

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Nine Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Frank G. Conn, a unmarried man

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

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

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama; thence run Southerly along the East line of said Quarter-Quarter 315.0 feet to the point of beginning of the property being described; thence continue Southerly along last described course 365.43 feet to a point; thence 91 degrees 28 minutes 54 seconds right and run Westerly 528.02 feet to a point on the East right of way line of Shelby County Highway #49; thence 95 degrees right and run North-Northeasterly 675.19 feet to a point on the North line of said Quarter-Quarter; thence 84 degrees 01 minutes 04 seconds right and run Easterly along said North line of said Quarter-Quarter 136.46 feet to a point; thence 89 degrees 29 minutes 02 seconds right and run Southerly 315.0 feet to a point; thence 89 degrees 29 minutes 02 seconds left and run Easterly 315.0 feet to the point of beginning.

LESS AND EXCEPT the following described property, to-wit:  
Commence at the Northeast corner of the NW 1/4 of SW 1/4, Section 19, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Westerly along the North line of said 1/4-1/4 a distance of 315.0 feet to the point of beginning of the property being described; thence continue along last described course 136.46 feet to a point on the East margin of Shelby County Road #49; thence turn 84 degrees 01 minutes 04 seconds left and run Southwesterly along said East margin of said road 316.71 feet to a point; thence turn 95 degrees 58 minutes 56 seconds left and run Easterly 172.31 feet to a point; thence turn 90 degrees 30 minutes 58 seconds left and run Northerly 315.00 feet to the point of beginning.

Subject to taxes for 2002 and subsequent years, easements, restrictions rights of way and permits of record.

Frank G. Conn is the only surviving grantee in deed recorded in Deed Book 231, Page 758, Shelby County, Alabama. The other grantee Mayleen Conn died December 30, 1997.

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of May, 2002.

WITNESS:  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
BY: William D. Conn (Seal)  
BY: William D. Conn, Attorney in Fact, under  
Power of Attorney recorded as \_\_\_\_\_ (Seal)  
Instrument 2002-0524000247960 in Probate  
Office of Shelby County, Alabama.

STATE OF ALABAMA }  
Shelby COUNTY }  
I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that William D. Conn as Attorney in Fact for Frank G. Conn  
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. , in his capacity as such Attorney in Fact.  
Given under my hand and official seal this 24th day of May A. D., 2002