

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:
(Name) Daniel Ledlow
(Address) 42160 Hwy 25
Vincent Ala. 35178

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
20020703000312420 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/03/2002 14:38:00 FILED/CERTIFIED

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

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

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

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

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

A parcel of land in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:
Commence at a corner in place accepted as the Northeast corner of the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 87 degrees 32 minutes 16 seconds West along the North boundary of said 1/4-1/4 section for a distance of 851.60 feet, more or less, to a point on the Easterly right of way line of U.S. Highway #231; thence proceed South 23 degrees 12 minutes 47 seconds West along the Easterly boundary of said highway for a distance of 263.36 feet, more or less, to the point of beginning, said point being the intersection of the Easterly boundary of said U.S. Highway #231 and the Northerly boundary of a paved county road; from this beginning point, proceed North 23 degrees 12 minutes 47 seconds East along the Easterly right of way line of said U.S. Highway #231 for a distance of 92.0 feet; thence proceed South 87 degrees 32 minutes 16 seconds East for a distance of 105.0 feet; thence proceed South 23 degrees 12 minutes 47 seconds West for a distance of 165.0 feet to a point on the Northerly boundary of a paved road; thence proceed North 46 degrees 45 minutes 21 seconds West along the Northerly boundary of said road for a distance of 104.51 feet to its point of intersection with the Easterly right of way line of U.S. Highway #231 and the point of beginning; being situated in Shelby County, Alabama.

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

\$53,910.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$5,990.00 of the above recited purchase price was paid from a second mortgage recorded simultaneously herewith.

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 28th day of June, 2002.

WITNESS:
(Seal) Timothy Wade Robinson (Seal)
(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 Timothy Wade Robinson 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 28th day of June, A. D., 19 2002
My Commission Expires: 10/16/04
Notary Public.