

SEND TAX NOTICE TO:

(Name) **Samuel Green and Yvonne F. Green**
(Address) **474 Highway 204**
Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Eight Thousand, Six Hundred Fifty & no/100 (\$8,650.00)**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Ethel B. Atchison, a married woman**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Samuel Green and wife, Yvonne F. Green** (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 a two inch pipe that represents the southwest corner of the southeast quarter of the southwest quarter of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama and run thence N 00 deg. 36' 17" E along the west line of said quarter-quarter a distance of 74.87' to a found rebar corner; thence continue last course a distance of 469.53' to a found rebar corner; thence run N 49 deg. 57' 31" E a distance of 15.18' to a set rebar corner; thence run S 36 deg. 40' 28" E a distance of 173.25' to a found rebar corner; thence run N 53 deg. 16' 36" E a distance of 41.53' to a found rebar corner and the point of beginning of the property being described; thence run S 51 deg. 55' 52" E a distance of 438.05' to a set rebar corner; thence run N 79 deg. 11' 57" E a distance of 127.21' to a found rebar corner; thence run N 36 deg. 42' 01" W a distance of 441.39' to a found rebar corner; thence run S 53 deg. 38' 02" W a distance of 19.55' to a found rebar corner; thence run N 37 deg. 02' 22" W a distance of 36.81' to a found rebar corner; thence run S 53 deg. 16' 36" W a distance of 209.75' to the point of beginning, containing 1.73 acres, more or less, and being Parcel 4 of survey identified below.

SUBJECT TO any and all agreements, easements, restrictions, rights of way, omissions and/or limitations of probated record and/or applicable law.

SUBJECT TO two access easements, each thirty foot in width, as shown on the plat, the centerline of each being described as follows:

Commence at a two inch pipe that represents the southwest corner of the southeast quarter of the southwest quarter of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama and run thence N 00 deg. 36' 17" E along the west line of said quarter-quarter a distance of 74.87' to a found rebar corner; thence continue last course a distance of 469.53' to a found rebar corner; thence run N 49 deg. 57' 31" E a distance of 15.18' to a set rebar corner; thence run N 53 deg. 17' 13" E a distance of 251.37' to a point; thence run S 36 deg. 38' 41" E a distance of 28.13' to a point in the centerline of an existing chert driveway and the point of beginning, on the centerline, of the easement being described; thence run S 67 deg. 45' 58" W along centerline of said driveway 34.47' to a point; thence run S 61 deg. 53' 59" W along centerline of said driveway 70.42' to a point; thence run S 55 deg. 08' 19" W along centerline of said driveway a distance of 165.66' to the end of subject easement.

Commence at a two inch pipe that represents the southwest corner of the southeast quarter of the southwest quarter of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama and run thence N 00 deg. 36' 17" E along the west line of said quarter-quarter a distance of 74.87' to a found rebar corner; thence continue last course a distance of 469.53' to a found rebar corner; thence run N 49 deg. 57' 31" E a distance of 15.18' to a set rebar corner; thence run N 53 deg. 17' 13" E a distance of 251.37' to a point; thence run S 36 deg. 38' 41" E a distance of 77.90' to a point in the centerline of an existing chert driveway and the point of beginning, on the centerline, of the easement being described; thence run S 19 deg. 25' 44" E along centerline of said driveway 120.43' to a point; thence run S 04 deg. 02' 57" East along centerline of said driveway a distance of 25.52 feet to a point; thence run S 44 deg. 09' 08" W along centerline of said driveway a distance of 73.23' to a point; thence run S 46 deg. 42' 30" W along centerline of said driveway a distance of 153.29' to the end of subject easement.

According to revised survey dated November 5, 2002, of S. M. Allen, P.L.S. No. 12944.

Ethel B. Atchison is one and the same person as Ethel B. Thompson. Charles E. Thompson, former husband of the grantor, died on or about November 12, 1994.

The above described property does not constitute any part of the homestead of the grantor or her spouse.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and 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.

Nov. IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of Nov., 2002.

 (SEAL)
Ethel B. Atchison

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ethel B. Atchison**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 2002.

 (SEAL)
Notary Public