

No Title Search Conducted

This instrument prepared by:
Hewitt L. Conwill
CONWILL & JUSTICE
106 S. Main Street
Post Office Box 557
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, LLOYD L. MAHAFFEY, and wife, BETTY MAHAFFEY (herein referred to as Grantors), do grant, bargain, sell and convey unto LLOYD L. MAHAFFEY, BETTY MAHAFFEY and LLOYD WILSON MAHAFFEY (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 part of the NE 1/4 of SW 1/4 and part of the NW 1/4 of SE 1/4 of Section 10, Township 19 South, Range 2 East, described as follows: From the 1/2 mile corner on the South line of Section 10, thence looking West on said South line, turn right an angle of 92 deg. 11' running Northeasterly for a distance of 646.75 feet; thence turn an angle to the left of 6 deg. 17' running Northwesterly for a distance of 393.9 feet; thence turn an angle to the left of 6 deg. 28' and run Northwesterly for a distance of 408.62 feet; thence turn an angle to the left of 13 deg. 45' and run Northwesterly for a distance of 129.50 feet; thence turn an angle to the right of 90 deg. 00' and run Easterly for 40.0 feet to the East right of way line of Shelby County Highway No. 81 and the point of beginning; and being the center line of Spring Creek; thence turn an angle to the left of 90 deg. 24' and run Northwesterly along the East right of way of said Highway for a distance of 64.25 feet; thence turn an angle to the left of 6 deg. 47' and run Northwesterly along said right of way for a distance of 172.33 feet; thence turn an angle to the left of 7 deg. 08' and run Northwesterly along said right of way for a distance of 166.9 feet; thence turn an angle to the right of 108 deg. 40' and run Northeasterly for a distance of 327.4 feet; thence turn an angle to the right of 81 deg. 25' and running Southeasterly for a distance of 374.0 feet to the centerline of Spring Creek; thence Westerly along the centerline of Spring Creek to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hand(s) and seal(s), this 21 day of February, 2004.

WITNESS:

Lloyd L. Mahaffey
LLOYD L. MAHAFFEY
Betty Mahaffey
BETTY MAHAFFEY

Conwill

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lloyd L. Mahaffey and Betty Mahaffey 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 21 day of February, 2004.



Notary Public
My Commission Expires: 9-21-2007