

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by:



20040301000104310 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
03/01/2004 11:42:00 FILED/CERTIFIED

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

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 500.00 Five Hundred Dollars DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carolyn R Biddie and John W Holsomback

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

Daniel Eric Biddie

(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 North 1/2 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:  
From the Northeast corner of the Northeast 1/2 of the southeast 1/4; Thence runs south degrees 24 feet 34 inches wide along the East Boundry of said 40 678.76 Feet to the point of beginning; Thence continue south degrees 24 feet 84 inches West along the East boundry 678.76 feet to the south Boundry of the North 1/2 of the Southeast 1/4: Thence North 88 degrees 07 feet 11 inches West along said South Boundry 1759.25: Thence no degreea 09 Feet 23 inches East 674.59 feet: Thence South 88 degrees 15 feet 80 inches East 1762.06 feet to point of beginning. Containing 27.34 acres, more or less. Also, the right og ingress and egress across the parcel land known as Tract 1 herein above described. Less and except that parcel of land granted to Teddy Lane Fenley and wife, Ella Biddie Fenley by warranty deed as recorded in the Probate Judges office of Shelby County in Book 348, Page 643. Less commence at the southeast corner of the northeast quarter of the southeast quarter of Section 15, Township 21 South, Range 3 west, Shelby County, Alabama and run thence North 88 07"12" West along the south line of said quarter-quarter a distance of 670.00' to a point: Thence run north 00 24' 34" East a distance of 200/17' to a point: thence run North 88 07' 12" West a distance of 61.43' to a half inch steel rebar corner and the point of beginning of the property being described: Thence run North 88 07' 12" West A DISTANCE OF 514.19' to a one-half inch steel rebar corner; Thence run North 00 09' 54" East a distance of 475.64' to a one half inch steel rebar corner; Thence run South 00 09' 54" a distance of 476.88' to the point of beginning. 5.6 acres more TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. pr less.

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 26th day of February, 2004.

WITNESS:

Daniel E Biddie

(Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

STATE OF ALABAMA

COUNTY }

I, Tonya Henson, a Notary Public in and for said County, in said State, hereby certify that

whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February A.D., 2004  
TONYA HENSON  
NOTARY PUBLIC, ALABAMA, STATE AT LARGE  
MY COMMISSION EXPIRES DECEMBER 28, 2004

Tonya Henson  
Notary Public.