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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) Clyde McEwen

(Address) 791 Highway 443

Wilsonville, Alabama 35186

This instrument was prepared by: Mike T. Atchison, Attorney  
P.O. Box 822  
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stew



20040615000324510 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
06/15/2004 14:07:00 FILED/CERTIFIED

X

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----DOLLARS

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

Clyde McEwen, a single man

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

Clyde McEwen and Evelyn M. Hall

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 15<sup>th</sup> day of October, 2003.

WITNESS:

(Seal)

Clyde McEwen (Seal)  
Clyde McEwen

(Seal)

(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 Clyde McEwen

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 15<sup>th</sup> day of October, A.D., 2003.

Notary Public.

EXHIBIT "A"  
LEGAL DESCRIPTION

All that part of the NE 1/4 of the NE 1/4 of Section 22, Township 20 South, Range 1 East, lying Southwest of the Wilsonville Teague Bridge Road, now known as Shelby County Highway #51.

LESS AND EXCEPT that portion conveyed to Raymond and Pamela Youngblood as recorded in Instrument #20020624000297140, in Probate Office.

The SE 1/4 of SE 1/4 of Section 22, Township 20 South, Range 1 East.

Also all that part of the SW 1/4 of the NW 1/4 of Section 23, Township 20 South, Range 1 East, lying Southwest of said Wilsonville Teague Bridge Road now known as Shelby County Highway #51.

Also the W 1/2 of the SW 1/4 and all that part of the West 1/2 of the SE 1/4 of SW 1/4 of said Section 23, Township 20 South, Range 1 East, lying NW of Shelby County Highway #61.

All that part of the West 1/2 of the NE 1/4 of the NW 1/4 and the NW 1/4 of the SE 1/4 of the NW 1/4, Section 26, Township 20 South, Range 1 East lying East of Shelby County Highway #443.

The NE 1/4 of NE 1/4, Section 27, Township 20 South, Range 1 East.

One-half acre off the East side of the NW 1/4 of NE 1/4, Section 27, Township 20 South, Range 1 East.

Also 30 acres off the North side of the SE 1/4 of NE 1/4, Section 27, Township 20 South, Range 1 East.

Also, a portion of the SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4, Section 26, Township 20 South, Range 1 East, more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 of SW 1/4 of said Section and run thence North along Section line 220 yards; thence South 22 1/2 degrees East 444 yards to a corner on the East bank of a branch known as Spearman Branch; thence up said branch in a Northwesterly direction to the West line of said Section 26; thence North along said Section line 432 feet, more or less, to the point of beginning.