


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Mary G. Coward
3070 Blue Springs Rd.
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
SHELBY COUNTY)


20041007000555600 Pg 1/2 20.00
Shelby Cnty Judge of Probate, AL
10/07/2004 13:08:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

MARY G. COWARD, A WIDOW

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

MARY G. COWARD, CONNIE C. JONES, and JEAN C. HARPER

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

Mary G. Coward is the surviving Grantee in that certain deed recorded in Book 121 Page 515 in Probate Office of Shelby County, Alabama.

The other Grantee, Samuel G. Coward having died on or about April 13, 2004.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of **October, 2004**.

Mary G. Coward
MARY G. COWARD

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
MARY G. COWARD

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of **October, 2004**.

Tuckie A. Spence
Notary Public
My commission expires: 3-19-08

Begin at the Northwest corner of Section 1, T-21S, R-1E; thence proceed in an easterly direction along the North boundary of said section for a distance of 70.50 feet to a point; thence turn an angle of $100^{\circ}08'00''$ right and run a distance of 334.87 feet to a point; thence turn an angle of $78^{\circ}10'11''$ to the right and run a distance of 149.95 feet to a point; thence turn an angle of $91^{\circ}29'30''$ to the right and run a distance of 334.25 feet to a point; thence turn an angle of $90^{\circ}16'12''$ to the right and run a distance of 139.50 feet to a point being the point of beginning and also being the Northwest corner of Section 1, T-21S, R-1E. Said parcel is lying in the W1/2 of NW1/4 of NW1/4, Section 1, T-21S, R-1E, and the NE1/4 of NE1/4, Section 2, T-21S, R-1E, and contains 1.38 acres. Said parcel is subject to rights of way and easements of record. There is also a prescriptive right-of-way of 60' along County Highway #48, which borders the Northern line.