

SEND TAX NOTICE TO:

(Name) **Charles Connell and
Laverne Connell**
(Address) **P. O. Box 130
Sterrett, AL 35147**

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,

#646000

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Charles Connell and wife, Laverne Connell; Neil Maxwell and wife, Jo Ann Dunn Maxwell** (herein referred to as grantors) do grant, bargain, sell and convey unto **Charles Connell and wife, Laverne Connell** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the SW corner of the NW 1/4 of SW 1/4, Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 86 deg. 54' 58" E along the South line of said 1/4 1/4 line for 124.13 feet to a point on the West side of a dirt road; thence North 38 deg. 12' 00" E along said dirt road for 177.39 feet to a point on the North side of a creek; thence North 48 deg. 41' 00" E along said road for 139.22 feet to a point in the center line of the Old Central of Ga. Railroad; thence North 40 deg. 11' 30" E along said road for 81.24 feet to a wet weather branch; thence North 03 deg. 47' 35" E along the meanderings of said branch for 182.11 feet to the point of beginning; thence North 89 deg. 07' 55" E for 902.86 feet to a point on the East line of NW 1/4 of SW 1/4, Section 29, Township 18 South, Range 2 East; thence North 0 deg. 51' 16" E along said line for 388.04 feet to a point on the South R.O.W. of the Central of Ga. Railroad; thence North 65 deg. 30' 55" W along said R.O.W. for 742.74 feet to a wet weather branch; thence South 18 deg. 09' 30" W along the meanderings of said wet weather branch for 746.31 feet back to the point of beginning. Being a part of the NW 1/4 of the SW 1/4, Section 29, Township 18 South, Range 2 East, Shelby County, Alabama. Containing 10.1 acres, more or less. All bearings are referred to True Astronomic North.

ALSO: A right of way easement for ingress, egress and utility use, commencing at the SW corner of the NW 1/4 of SW 1/4; thence South 86 deg. 54' 58" E along said 1/4 1/4 line for 139.13 feet to the point of beginning of a 30 foot wide easement being 15.0 feet to the left and right of the following described centerline; thence North 38 deg. 12' 00" E along said centerline for 177.39 feet to a point; thence North 48 deg. 41' 00" E along said center line for 158.67 feet to a point; thence North 40 deg. 11' 30" E along said centerline for 65.87 feet to a point; thence North 3 deg. 47' 35" E along said centerline for 182.11 feet and terminating there. This easement shall run with the land, but the grantors, their heirs and assigns, reserve a right of use thereof.

ALSO: Commencing at the NE corner of the NW 1/4 of the SW 1/4, Section 29, Township 18 South, Range 2 East, Shelby County, Alabama; also the point of beginning; thence North 89 deg. 23' 00" West along the North line of said 1/4 1/4 line for 582.25 feet to a point on the North R.O.W. of the Central of Ga. Railroad; thence South 65 deg. 40' 30" E for 634.74 feet to a point on the East line of the NW 1/4 of the SW 1/4, Section 29, Township 18 South, Range 2 East; thence North 0 deg. 51' 16" E along said 1/4 1/4 line for 255.23 feet back to the point of beginning. Being in and a part of the NW 1/4 of the SW 1/4, Section 29, Township 18 South, Range 2 East, Shelby County, Alabama. Containing 1.7 acres, more or less. All bearings are referred to True Astronomic North.

According to survey dated December 20, 1991, with revision July 8, 1994, of Michael T. Hammett, Ala. Reg. No. 16161.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of October, 2006.

Charles Connell (SEAL)
Charles Connell

Laverne Connell (SEAL)
Laverne Connell

Neil Maxwell (SEAL)
Neil Maxwell

Jo Ann Dunn Maxwell (SEAL)
Jo Ann Dunn Maxwell

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles Connell and wife, Laverne Connell**, 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 6th day of October, 2006.

Robert Fulmer (SEAL)
Notary Public

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Neil Maxwell and wife, Jo Ann Dunn Maxwell**, whose names are 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 26th day of Oct., 2006.

Robert Fulmer (SEAL)
Notary Public