

THIS INSTRUMENT PREPARED BY:

W. L. Longshore, III  
2009 Second Avenue North  
Birmingham, Alabama 35203  
(205) 252-7661

SEND TAX NOTICE TO:

Karen Joines  
P. O. Box 4  
Vincent, Alabama 35178

WARRANTY DEED (Joint Right of Survivorship)

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

20020807000373030 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
08/07/2002 16:03:00 FILED/CERTIFIED

That in consideration of Ten and 00/100 DOLLARS (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Karen Randolph Joines

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

Karen Randolph Joines, Deborah Ann Joines, Scott Randolph Joines, and Lloyd Ann Joines

(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"

Subject to:

1. Easements and restrictions of record.
2. 2002 Taxes.
3. Survey of Sam W. Hickey dated February 5, 2002 showing some discrepancies between fence lines and property lines.

Said property does not constitute the homestead of any of the grantors.

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, the 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 or we have hereunto set my or our hand(s) and seal(s), this 6th day of August, 2002.

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

Karen Randolph Joines (Seal)  
Karen Randolph Joines

STATE OF ALABAMA )  
JEFFERSON COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Randolph Joines whose names 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 6th day of August, 2002.

W. L. Longshore, III  
Notary Public: W. L. Longshore, III  
My Commission Expires: 5-18-2004

**EXHIBIT "A"**

From a 1/2-inch rebar at the SW corner of Section 4, Township 21 South, Range 1 East, run thence North along the West boundary of said Section 4 a distance of 1333.07 feet to a 1-inch pipe at the SW corner of the NW 1/4 of SW 1/4, according to sized said Section 4, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 1333.06 feet to a 1/2-inch pipe at the SW corner of the SW 1/4 of NW 1/4, according to said sized Section 4; thence continue along said course a distance of 1333.06 feet to a 1/2-inch rebar at the SW corner of the NW 1/4 of NW 1/4, according to said sized Section 4; thence continue along said course a distance of 666.54 feet to a 1/2-inch rebar that is 666.53 feet South of a 1/2-inch rebar at the NW corner of said Section 4; thence turn 89 degrees 41 minutes 47 seconds left and run 456.33 feet to a 1/2-inch rebar on the Easterly boundary of Shelby County Highway #55 (80-foot right of way); thence turn 128 degrees 44 minutes 54 seconds right and run 219.50 feet along said highway boundary; thence turn 00 degrees 23 minutes 06 seconds left and run 113.90 feet along said highway boundary; thence turn 02 degrees 09 minutes 07 seconds left 114.81 feet along said highway boundary; thence turn 06 degrees 06 minutes 26 seconds left and run 119.34 feet along said highway boundary; thence turn 05 degrees 43 minutes 11 seconds left and run 80.72 feet along said highway boundary; thence turn 02 degrees 09 minutes 50 seconds left and run 87.04 feet along said highway boundary; thence turn 01 degrees 55 minutes 28 seconds left and run 18.98 feet along said highway boundary to a 1/2-inch rebar at a point of intersection with the Southerly boundary of Shelby County Highway #48 (60-foot right of way); thence turn 71 degrees 42 minutes 49 seconds right and run 308.66 feet along said highway boundary to a 1/2-inch rebar; thence turn 87 degrees 41 minutes 13 seconds right and run 284.94 feet to a 1/2-inch pipe; thence turn 89 degrees 32 minutes 03 seconds left and run 1066.63 feet along a fence line to a 1/2-inch pipe on the East boundary of the NW 1/4 of the NW 1/4 according to said sized Section 4; thence run 89 degrees 33 minutes 59 seconds right and run 1000.65 feet to a 1/2-inch pipe at the NW corner of the SE 1/4 of the NW 1/4 according to said sized Section 4; thence turn 89 degrees 30 minutes 48 seconds left and run 1330.37 feet to a 1/2-inch pipe at the NE corner of the SE 1/4 of the NW 1/4, according to said sized Section 4; thence turn 89 degrees 31 minutes 43 seconds right and run 1335.31 feet to a 1/2-inch pipe at the NE corner of the NE 1/4 of the SW 1/4 according to said sized Section 4; thence continue along said course a distance of 333.83 feet to a 1/2-inch rebar; thence turn 90 degrees 31 minutes 56 seconds right and run 1329.93 feet to a 3/4-inch rebar; thence turn 90 degrees 32 minutes 51 seconds left and run 1000.64 feet to a 1/2-inch pipe at the SE corner of the NW 1/4 of the SW 1/4, according to said sized Section 4; thence turn 90 degrees 35 minutes 02 seconds right and run 1329.67 feet to the point of beginning of herein described parcel of land. Situated in the NW 1/4 and the North 1/2 of SW 1/4 of Section 4, Township 21 South, Range 1 East, and the NE 1/4 of the NE 1/4 of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

According to survey of Sam W. Hickey, RLS #4848, dated February 5, 2002.