Send Tax Notice To:
WOODFORD S. QUINN III & KELLY QUINN
PO Box 168
Columbiana, AL 35051

20050323000130360 1/2 $16.50
Shelby Cnty Judge of Probate,AL
03/23/2005 11:52:07AM FILED/CERT

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **TWENTY TWO THOUSAND AND NO/00 ($22,000.00)**, 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,

JONATHAN RUDD AND WIFE, KATHEY RUDD

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

WOODFORD S. QUINN III AND KELLY QUINN

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

½ INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

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

KATHEY ROWELL IS THE SURVIVING GRANTEE IN THAT CERTAIN DEED RECORDED IN INST. NO. 1999-9020, PROBATE OFFICE,SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE,PAUL D. ROWELL, IS DECEASED, HAVING DIED 2-4-02.

This property constitutes no part of the household of the grantor, or of his spouse.

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

$19,800.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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 18th day of March, 2005.

JONATHAN RUDD

KATHEY RUDD

Shelby County, AL 03/23/2005
State of Alabama

Deed Tax:$2.50

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State hereby

JONATHAN RUDD AND KATHEY RUDD

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 18TH day of March, 2005.

Notary Public
My commission expires: 10-16-08

MIKE T. ATCHISON NOTARY PUBLIC

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EXHIBIT "A"
LEGAL DESCRIPTION

Begin at a 1" open iron at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, being the point of beginning of the parcel described herein; thence go East along the South line of said 1/4-1/4 section 591.00 feet to a 1/2" rebar; thence turn a right interior angle of 90 degrees 13 minutes 31 seconds and go North parallel to the West line of said 1/4-1/4 section 160.00 feet to a 5/8" rebar; thence a right interior angle of 89 degrees 46 minutes 29 seconds and go West parallel to said South line 400.00 feet to a 5/8" rebar; thence turn a right interior angle of 270 degrees 13 minutes 31 seconds and go North parallel to said West line 178.22 feet to a 5/8" rebar on the southeasterly right of way line of Shelby County Highway No. 36; thence a right interior angle of 64 degrees 18 minutes 16 seconds to a tangent of a curve to the right (having a central angle of 19 degrees 55 minutes 35 seconds tangent 59.86 feet, and a radius of 340.76 feet) and go southwesterly along said right of way line and the arc of said curve 118.51 to a 5/8" rebar at the point of tangent of said curve and the point of curve to the right (having a central angle of 10 degrees 01 minute 41 seconds, tangent 38.90 feet and radius of 443.42 feet); thence continue westerly along the arc of said curve and said right of way 77.61 feet to a 5/8" rebar on the West line of said 1/4-1/4 section; thence a right interior angle of 85 degrees 43 minutes 22 seconds from tangent of said curve and go South along said West line leaving said right of way line 306.50 feet to the point of beginning.

Situated in Shelby County, Alabama.