Send Tax Notice To:
PAULA WARE AND KELLIE M NEARY
6 86 Hwy 435
Columbiana AL 35051

20050329000143480 1/2 $24.00
Shelby Cnty Judge of Probate, AL
03/29/2005 03:59:23PM 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 **TEN THOUSAND AND NO/00 ($10,000.00)**, 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,

PAULA R WARE, A SINGLE WOMAN

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

PAULA R. WARE AND KELLIE M NEARY

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

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

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.

$0.00 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 28TH day of March, 2005.

Paula R Ware
PAULA R WARE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, JANET PARSON, a Notary Public in and for said County, in said State hereby

PAULA R WARE

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 28TH day of March, 2005.

Janet F Parson
Notary Public
My commission expires: 10-16-08

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 21, Township 21 South, Range 1 East, being a part of the same land described in a deed to J. D. and Myrtle King, recorded in Deed Book 314, Page 741 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 21; thence South 00 degrees 54 minutes 15 seconds East, along the West line of said sixteenth section, a distance of 372.60 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, CA 0502", at the point of beginning; thence south 00 degrees 54 minutes 15 seconds East, along said line, a distance of 255.87 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0505";thence North 80 degrees 43 minutes 52 seconds West, a distance of 189.46 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0505", set in the center of county road NO. 435; thence along a curve, to the left, in said county road, having a radius of 2000.00 feet and a chord bearing of North 08 degrees 59 minutes 09 seconds East and arc length of 39.77 feet to a point; thence North 08 degrees 24 minutes 58 seconds East, along said county road, a distance of 100.52 feet to a point; thence along a curve, to the left, in said road, having a radius of 1985.97 feet and a chord bearing of North 06 degrees 55 minutes 42 seconds East, and arc length of 103.14 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 05502"; thence South 83 degrees 58 minutes 57 seconds East a distance of 150.42 feet to the point of beginning.

According to the survey of Sid Wheeler, dated January 17, 2001.

Shelby County, AL 03/29/2005
State of Alabama

Deed Tax:$10.00