



20050608000280130 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/08/2005 03:12:36PM FILED/CERT

5,000

This instrument was prepared without benefit of title evidence by:

Grantees' address:
P.O. Box 395
Wilsonville, AL 35186

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and as a gift to our daughter, the undersigned Sarah R. Vansant and Weaver W. Vansant, wife and husband (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Sheila Edwards and Davy F. Edwards (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I

A parcel of land in the Southeast quarter of the Northeast quarter of Section 26, Township 20 South, Range 1 East, being a part of the same land described in a deed to Weaver and Sarah Vansant, recorded in Deed Book 228 at page 428, and Deed Book 323 at page 906 of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

The East half of the Southeast quarter of the Northeast quarter of Section 26, Township 20 South, Range 1 East, containing 20.58 acres.

LESS AND EXCEPT the following:

Commencing at a 3" pipe, found at the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 26; thence S 00° 06' 39" E, along the East line of said section, a distance of 229.80 feet to a 1/2" rebar, set at the point of beginning; thence S 00° 06' 39" E, along the East line of said section, a distance of 241.80 feet to a 1/2" rebar, set; thence S 89° 53' 22" W, a distance of 211.82 feet, to a 1/2" rebar, set; thence N 00° 06' 39" W, a distance of 241.80 feet to a 1/2" rebar, set; thence N 89° 53' 22" E, a distance of 211.82 feet to the point of beginning. The herein described parcel excepted contains 1.17 acres. Also a 30 foot easement for ingress and egress, the centerline of which is more particularly described as follows: Commencing at a 3" pipe, found at the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 26; thence S 00° 06' 39" E, along the East line

of said section, a distance of 229.80 feet to a 1/2" rebar, set; thence S 89° 53' 22" W, a distance of 23.97 feet to the point of beginning; thence N 14° 57' 57" E, a distance of 30.62 feet, to a point; thence N 02° 51' 50" E, a distance of 42.67 feet to a point; thence N 15° 20' 27" E, a distance of 22.88 feet to a point on the Southwest right-of-way of County Highway 61.

According to survey and plat dated 5/20/05 by Sid Wheeler RPLS No. 16165.

PARCEL II

All that part of the North 30 acres of uniform width off the SW ¼ of NW ¼ of Section 25, Township 20 South, Range 1 East, which lies South and West of County paved highway; containing 8.3 acres, more or less.

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

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3rd day of June, 2005.

Sarah R. Vansant
Sarah R. Vansant

Weaver W. Vansant
Weaver W. Vansant



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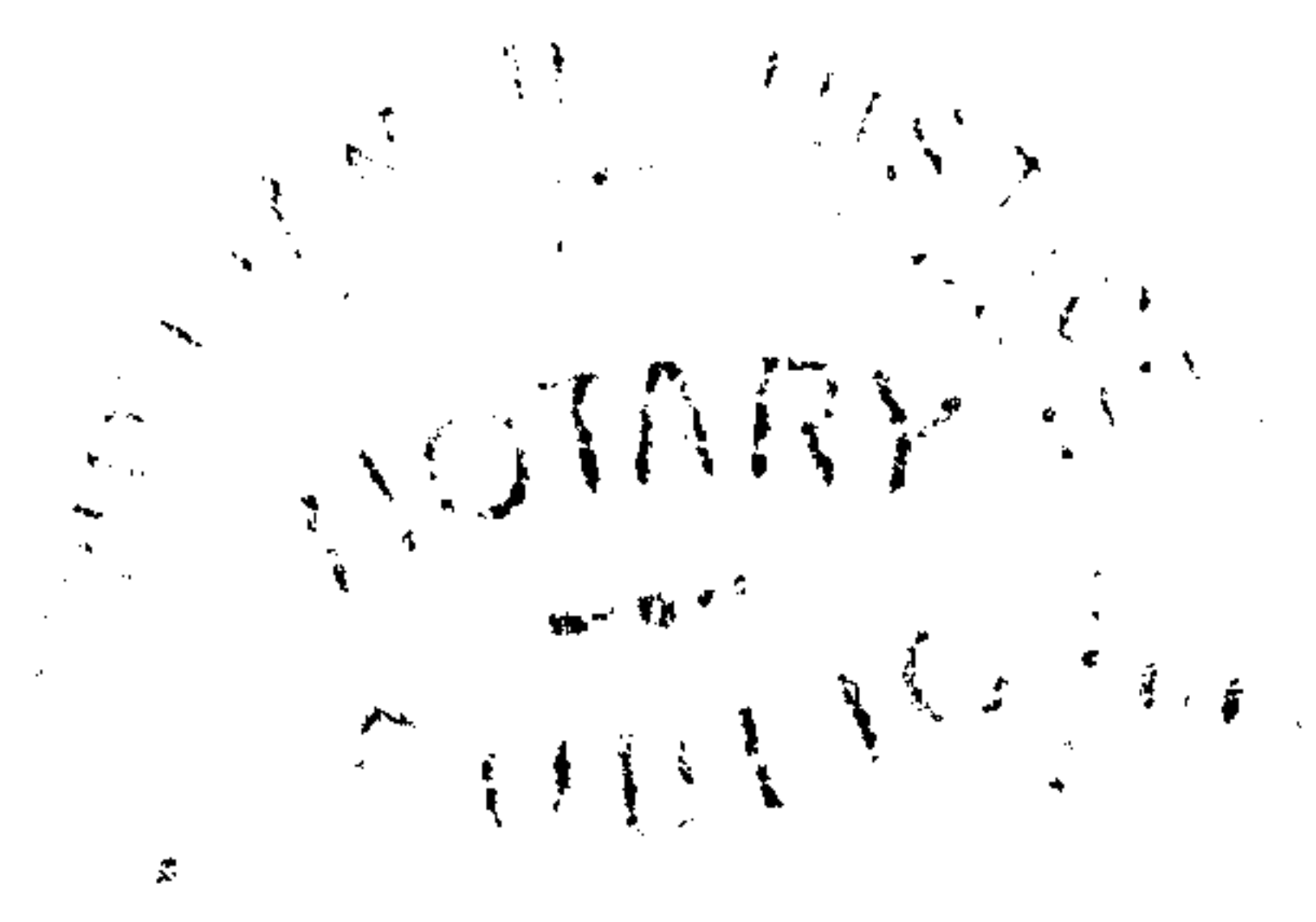
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah R. Vansant and Weaver W. Vansant, 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 3rd day of June, 2005.



William R. Jentus
Notary Public