THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTORS.

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

Send Tax Notice to:
Frank L. McEwen
345 Chelsea Forest Road
Columbiana, AL 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

20050808000405580 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 08/08/2005 04:20:45PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and no/100 DOLLARS(\$5,000.00) and any 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, FRANKIE McEWEN, a single woman (herein referred to as grantor) grant, bargain, sell and convey unto FRANK L. McEWEN and HELEN C. McEWEN, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW ¼ of NW ¼ of NW ¼, Section 23, Township 20 South, Range 1 East, Shelby County, Alabama.

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

**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 Hong day of , 2005.

The property of the propert

by: RALPH WILLIAM McEWEN,
Attorney in Fact under Power of Attorney
recorded as Instrument

## STATE OF ALABAMA COUNTY OF SHELBY

20050808000405580 2/2 \$19.00 Shelby Cnty Judge of Probate, AL 08/08/2005 04:20:45PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **RALPH WILLIAM McEWEN**, whose name as Attorney in Fact for **FRANKIE McEWEN**, is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this Amadey day of \_

\_, 2005.

My commission expires:

10/1/08

Shelby County, AL 08/08/2005 State of Alabama

Deed Tax:\$5.00