

20051121000604740 1/2 \$38.50  
Shelby Cnty Judge of Probate, AL  
11/21/2005 08:25:09AM FILED/CERT

Send Tax Notice To:  
JOHN R CONRADY & LINDA D CONRADY

460 Lake Lane  
W. Smith, Ala 35186

Shelby County, AL 11/21/2005  
State of Alabama

Deed Tax: \$24.50

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 **TWO HUNDRED FORTY FIVE THOUSAND and NO/00 (\$245,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**WILLIAM R. QUINNELLY AND WIFE, JOYCE QUINNELLY**

grant, bargain, sell and convey unto,

**JOHN R CONRADY & LINDA D CONRADY**

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 homestead of the grantor, or of his spouse.

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


**\$220,500.00** 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 15<sup>th</sup> day of NOVEMBER, 2005.

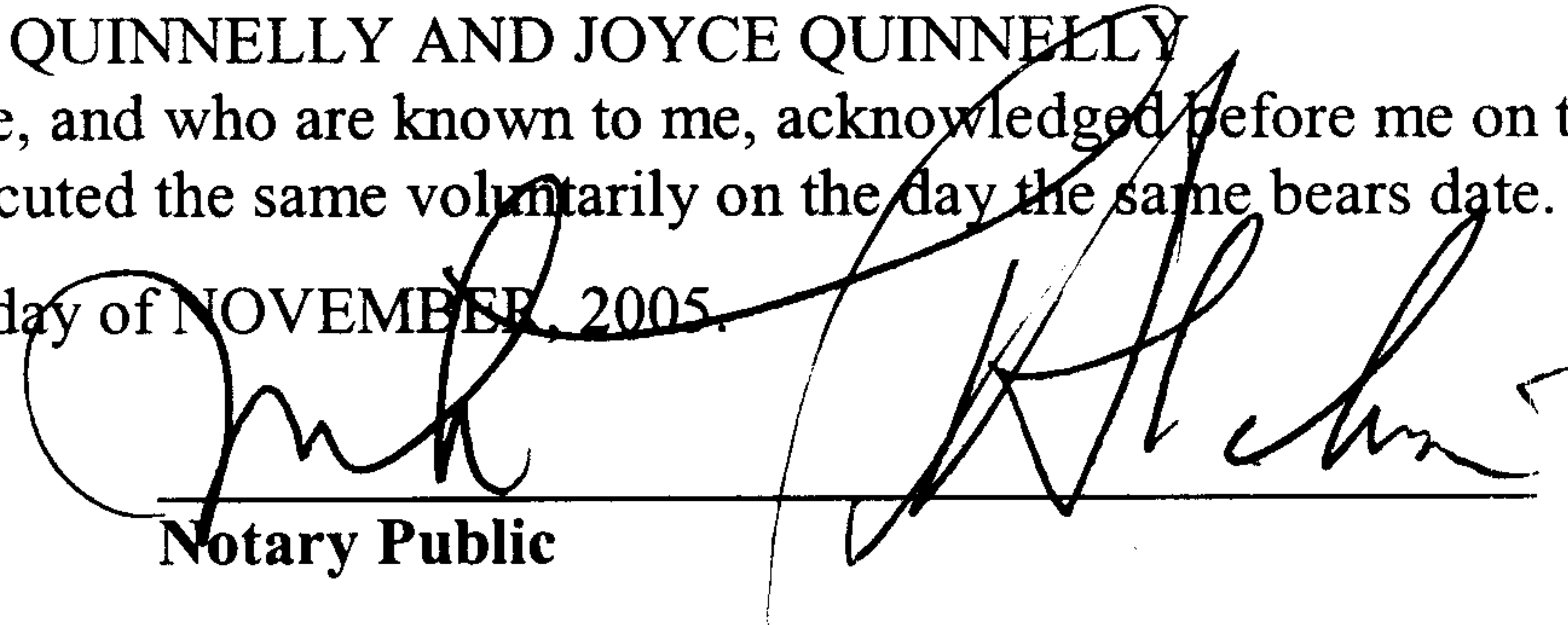
  
WILLIAM R QUINNELLY

  
JOYCE QUINNELLY

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM R QUINNELLY AND JOYCE QUINNELLY** 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 15<sup>th</sup> day of NOVEMBER, 2005.

  
Notary Public

My Commission Expires: 10-16-08





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EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 4, Sunrise Cove, as recorded in Map Book 5, Page 31, in the Office of the Judge of Probate, in Shelby County, Alabama, less a parcel of said lot situated in the Northwest corner of same being described as follows: Begin at the Northwesterly corner of Lot 4 of Sunrise Cove as shown by plat recorded in Map Book 5 at Page 31, in the Probate Office of Shelby County, Alabama and run thence in a northeasterly direction along the northerly line of said Lot 4 to the Northeasterly corner thereof; thence run southerly along the easterly line of said Lot 4, a distance of 71.00 feet; thence run southwesterly to the point of beginning.  
Situating in Shelby County, Alabama.