20070226000086880 1/2 $84.00
Shelby Cnty Judge of Probate, AL
02/26/2007 12:37:15PM FILED/CERT

SEND TAX NOTICE TO:
Charles P. DeWitt
6116 Cahaba Valley Road
Birmingham, AL 35242

This instrument was prepared by

(Name) A. Eric Johnston, Esquire Value 70,000 Chu

(Address) 1200 Corporate Drive, Suite 107, Birmingham, Alabama 35242

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of $1.00 and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Lou Ellen DeWitt,** a married woman (herein referred to as grantor), grant, bargain, sell and convey unto **Charles P. DeWitt,** a married man and spouse, **Lou Ellen DeWitt** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit A

Subject to unpaid taxes, easements, mortgages, rights of way, and other matters of record.

NO TITLE OPINION GIVEN

TO HAVE AND TO HOLD to 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 served 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 26 day of February, 2007.

Lou Ellen DeWitt
Lou Ellen DeWitt

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, Pamela M. Moman, a Notary Public in and for said County, in said State, hereby certify that **Grantor,** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2007.

Pamela M. Moman
Notary Public
My Commission Expires: 12-14-08

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Shelby County, AL 02/26/2007
State of Alabama

Deed Tax:$70.00

EXHIBIT A

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 12 Township 19, Range 2 West, said corner also being the NE corner of Lot 10, Block 17, according to the Survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence continue easterly along the north line of said 1/4-1/4 section a distance of 157.41 feet to the point of beginning; thence continue easterly along the north line of said 1/4-1/4 section a distance of 314.76 feet; thence 90 degrees to the right and run Southerly for a distance of 199.15 feet; thence 48 degrees 24 minutes 30 seconds to the left and run southeasterly 148.23 feet to the northwest boundary of right of way of Cahaba Valley Road; thence 90 degrees to the right and run southwesterly along said right of way 60 feet; thence 90 degrees to the right and run northwesterly 515.84 feet to the point of beginning.