

This instrument was prepared by:  
Hornsby & Dabbs, Attorneys at Law, LLC  
2010 Old Springville Road  
Birmingham, AL 35215

Send Tax Notice To:  
James E. Mosier  
1010 Highway 277  
Helena, AL 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
STATE OF ALABAMA\* KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY\***

That in consideration of Twenty-Two Thousand Five Hundred and NO/100---- (\$22,500.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, Mary Bell Anders as Attorney in Fact for, Doris Waddell Hawkins, an unmarried woman, herein referred to as grantors, do grant, bargain, sell and convey unto James E. Mosier and wife, Patricia A. Mosier, 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 FOR LEGAL DESCRIPTION

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Mineral and mining rights excepted, not owned by grantor.

Doris Waddell Hawkins is the surviving grantee of deed recorded in Real Volume 263, page 645. The other grantee Ruby Lois Waddell having died on or about the 11<sup>th</sup> day of March, 1998.

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 grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of December, 2008.

*Doris Waddell Hawkins by Mary Bell Anders*  
Doris Waddell Hawkins, by and through her Attorney in Fact, Mary Bell Anders *P.O. 17*

**STATE OF ALABAMA\*  
COUNTY OF JEFFERSON\***

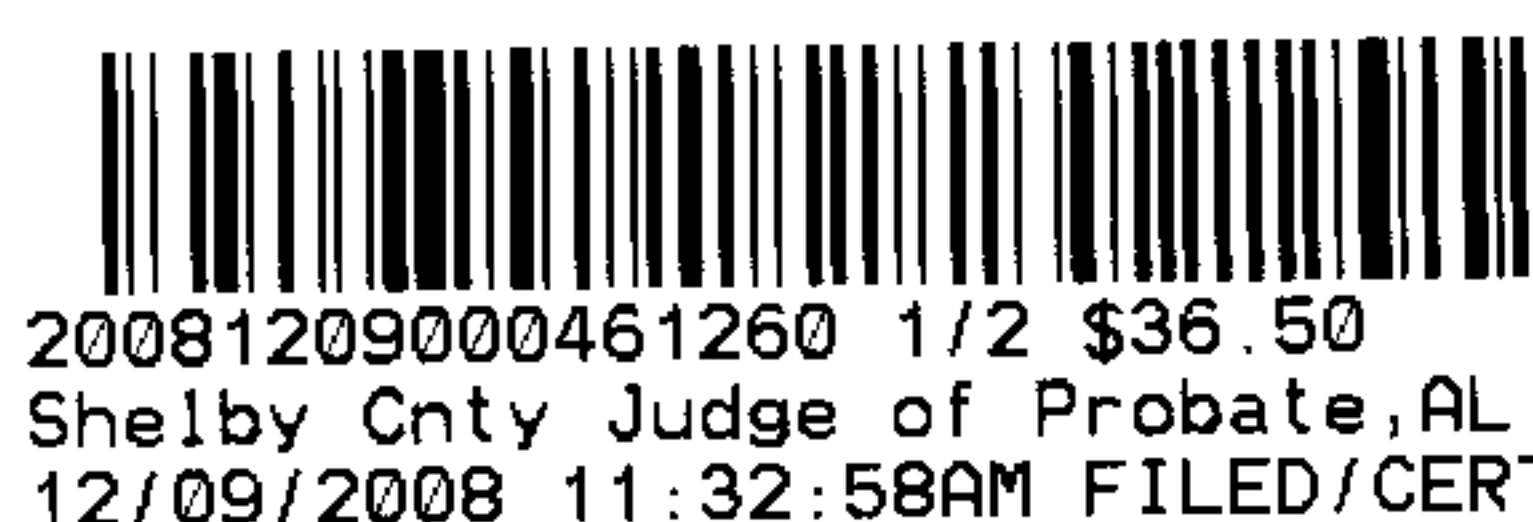
**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Bell Anders, as Attorney in Fact for Doris Waddell Hawkins, an unmarried woman, whose names 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, she in her capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of December, 2008.

My Commission Expires: \_\_\_\_\_

*Stephanie L. Dabbs*  
Notary Public  
**Stephanie L. Dabbs**  
My Commission Expires 3/25/11



Shelby County, AL 12/09/2008  
State of Alabama


Deed Tax: \$22.50

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**That part of Lot E according to the Survey of Division of Waddell Properties as recorded in Map Book 4, Page 86, in the Office of Judge of Probate of Shelby County, Alabama, being more particularly described as follows:**

**Commence at a 4" TCI Pipe at the Northeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama; thence run South 89 degrees 21 minutes 10 seconds West (Alabama West Zone Grid Bearing), 221.35 feet to a  $\frac{1}{2}$ " pipe found for the point of beginning; thence continue South 89 degrees 21 minutes 10 seconds West, 221.35 feet; thence South 00 degrees 18 minutes 00 seconds East, 690.68 feet to an iron pin found in the center of Shelby County Highway 277; thence South 89 degrees 02 minutes 40 seconds East, 43.00 feet; thence along a curve to the left with a radius of 198.00 feet, and a chord bearing North 66 degrees 24 minutes 00 seconds East, 164.57 feet, for an arc distance of 169.72 feet; thence North 41 degrees 50 minutes 30 seconds East, 40.69 feet; thence leaving said road, run North 00 degrees 18 minutes 30 seconds West, 597.70 feet to the point of beginning.**

  
20081209000461260 2/2 \$36.50  
Shelby Cnty Judge of Probate, AL  
12/09/2008 11:32:58AM FILED/CERT