


SEND TAX NOTICE TO:
John Rossman and Anna Rossman
135 Valley View Road
Cropwell, AL 35054

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20100430000133250 1/2 \$120.50
Shelby Cnty Judge of Probate, AL
04/30/2010 12:58:05 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 04/30/2010
State of Alabama
Deed Tax : \$106.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Six Thousand Five Hundred dollars & no cents (\$106,500.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Wayne E. Davis and wife, Shelia Kay Davis** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **John Rossman and wife, Anna Rossman** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 646.80 FEET; THENCE TURN AN ANGLE OF 77 DEGREES 33 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 1027.00 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 280; THENCE TURN AN ANGLE OF 66 DEGREES 22 MINUTES TO THE LEFT AND RUN ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 3781.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 105.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 210 FEET; THENCE RUN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 105.00 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW 1/4 OF SE 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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, that 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

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WITH RIGHT OF SURVIVORSHIP

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and my (our) 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(S) have hereunto set my (our) hand(s) and seal(s), this **April 23, 2010**

Wayne E. Davis (Seal)
Wayne E. Davis

Shelia Kay Davis (Seal)
Shelia Kay Davis


**STATE OF ALABAMA
JEFFERSON COUNTY**

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne E. Davis and wife, Shelia Kay Davis, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 **23rd** day of **April, 2010**.

[Signature]
Notary Public.
(Seal)
My Commission Expires: 9-14-11


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