

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: James N. Poe
1119 James Taylor Road
~~1119 James Taylor Road~~
~~Moody~~ AL 35004

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Karon P. Meacham, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto James N. Poe and Megan E. Poe (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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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, 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 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, I have hereunto set my hand and seal, this 23rd day of April, 2012.

_____ (Seal)	<u>Karon P. Meacham</u> (Seal) Karon P. Meacham
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karon P. Meacham 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 2012.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

20120502000151460 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
05/02/2012 09:31:17 AM FILED/CERT

EXHIBIT A

PARCEL #3

From a 3/4" rebar at the NW corner of Section 11, Township 19 South, Range 2 East, sighting (true) South 00 degrees 13 minutes 47 seconds East, 5216.49 feet on a 1/2" pipe at the SW corner of said Section 11, turn thence 00 degrees 32 minutes 18 seconds left and run South 00 degrees 46 minutes 05 seconds East for a distance of 1343.09 feet to a 1/2" rebar on the southerly boundary of Mistle Lane (60' R.O.W.); thence run South 00 degrees 31 minutes 23 seconds West along an accepted property line for a distance of 184.67 feet to a 5/8" rebar; thence run North 89 degrees 10 minutes 10 seconds East along an accepted property line for a distance of 219.23 feet to a 5/8" rebar; thence run North 89 degrees 01 minute 28 seconds East along an accepted property line for a distance of 225.72 feet to a 1/2" rebar; thence run North 87 degrees 11 minutes 28 seconds East along an accepted property line for a distance of 301.19 feet to a 1/2" rebar on the westerly boundary of Alabama Highway #25 (80' R.O.W.); thence continue North 87 degrees 11 minutes 28 seconds East for a distance of 80.16 feet to a point on the easterly boundary of said Alabama Highway #25; thence run South 11 degrees 44 minutes 23 seconds East along said Highway boundary for a distance of 194.67 feet to a 5/8" rebar, being the point of beginning of herein described parcel of land; thence continue South 11 degrees 44 minutes 23 seconds East along said highway boundary for a distance of 496.67 feet to a 5/8" rebar; thence run North 86 degrees 58 minutes 51 seconds East along an accepted property line for a distance of 331.70 feet to a 1/2" rebar; thence run North 01 degree 34 minutes 23 seconds West along an accepted property line for a distance of 277.80 feet to a 1/2" rebar; thence run North 02 degrees 05 minutes 00 seconds West along an accepted property line for a distance of 195.22 feet to a 5/8" rebar; thence run North 88 degrees 27 minutes 06 seconds West along an accepted property line for a distance of 154.86 feet to a 3/4" pipe; thence run South 88 degrees 13 minutes 12 seconds West along an accepted property line for a distance of 262.90 feet to the point of beginning of herein described parcel of land in the SW 1/4-NW 1/4 of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Sam Hickey, dated December 21, 2005.

Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$150.00



20120502000151460 2/2 \$165.00
Shelby Cnty Judge of Probate, AL
05/02/2012 09:31:17 AM FILED/CERT