

This Form Provided By  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:  
(Name) Craig Doriety and wife, Angela Doriety  
(Address) 1317 3rd Ct., S.W.  
Alabaster, AL 35007

This instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 (\$22,500.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
A. G. Trammell and wife, Bobbie M. Trammell

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Craig Doriety and wife, Angela Doriety

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:  
Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter on a bearing of North 5 degrees 32 minutes east a distance of 331.50 feet to a point, thence turn an angle of 80 degrees 32 minutes to the Right and run Northeasterly along the North line of Overhill Road a distance of 398.20 feet to the P.C. of a street curve to the left having a central angle of 35 degrees 22 minutes and a radius of 379.64 feet, thence turn an angle of 17 degrees 41 minutes left to chord and run along the chord of said curve a chord distance of 230.63 feet to the point of beginning of the parcel being described, thence turn an angle of 107 degrees 41 minutes left from chord and run Northwesterly a distance of 379.64 feet to a point, thence turn an angle of 35 degrees 22 minutes to the right and run Northerly a distance of 135.50 feet to a point, thence turn an angle of 54 degrees 38 minutes to the right and run Northeasterly a distance of 201.55 feet to a point, thence turn an angle of 90 degrees 0 minutes to the right and run Southeasterly a distance of 490.0 feet to a point on the North line of Overhill Road, thence turn an angle of 90 degrees 0 minutes to the right and run Southwesterly along the north line of said Overhill Road a distance of 280.0 feet to the point of beginning.

- SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:
1. Taxes for 1994 and subsequent years. 1994 taxes are a lien but not due and payable until October 1, 1994.
  2. Permit to Alabama Power Company as recorded in Deed Book 93, Page 384 in the Probate Office.
  3. Restrictions as recorded in Deed Book 268, Page 228 in the Probate Office.
  4. Road right of way from Victor Scott Construction as recorded in Deed Book 274, Page 290 in the Probate Office.

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, we have hereunto set our hand(s) and seal(s), this 22nd day of December, 1993.

12/22/1993 11:58 AM  
SHELBY COUNTY  
NOTARY PUBLIC  
OFFICE  
32.00  
STATE OF ALABAMA  
SHELBY COUNTY }

(Seal) A. G. Trammell  
(Seal) Bobbie M. Trammell  
(Seal) \_\_\_\_\_

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that A. G. Trammell and wife, Bobbie M. Trammell 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 22nd day of December, A. D., 1993  
Peggy J. Peterson  
Notary Public.

Inst # 1993-41073