

SEND TAX NOTICE TO:

(Name) Linda D. Espey

(Address) 1585 Hwy 42 CALERA, AL  
35040

This instrument was prepared by

(Name) John L. Cole, Esq.

P.O. Box 55536

(Address) Birmingham, AL 35255

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

\$500.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gerald W. Espey, a single man and Linda D. Espey, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Linda D. Espey, Gerald Wayne Espey, Jr., Rachel Michele Espey,  
Tracy Wayne Espey, Christopher Linden Espey and Christian Lee Espey

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

Shelby

County, Alabama to-wit:

That part of the W 1/3 of the E 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama lying North of Shelby County Road No. 42 described as follows: Begin at the Northeast corner of said Section 2 and run Southerly along the East side of the said Section 2 for 1112.30 feet, more or less, to a point on the North right-of-way of Shelby County Road No. 42; thence turn an angle of 87 degrees 49 minutes 19 seconds to the right and run Westerly along the said right-of-way for 885.35 feet, more or less, to the point of beginning; thence continue along the last described course for 442.78 feet, more or less; thence turn an angle of 92 degrees 22 minutes 04 seconds to the right and run Northerly for 1215.82 feet, more or less, to the North line of said Section 2; thence turn an angle of 92 degrees 06 minutes 22 seconds to the right and run Easterly along the North line of said Section 2 for 441.40 feet, more or less; thence turn an angle of 87 degrees 49 minutes 53 seconds to the right and run Southerly for 1181.31 feet, more or less, back to the point of beginning, containing 12.155 acres, more or less.

09/22/1994-28844  
08:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 13.00

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 21st

day of Sept, 1994

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Gerald W. Espey

Linda D. Espey

Linda D. Espey

STATE OF ALABAMA

SHELBY

COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,

hereby certify that Gerald W. Espey, a single man and Linda D. Espey, a single woman  
whose name s 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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 21st day of Sept, A. D. 1994

Exp. 3/18/1997

Notary Public.

Inst # 1994-28844