

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Anthony Joseph
(Address) _____

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

DOLLARS

That in consideration of ONE

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, J. Anthony Joseph, Carolyn B. Joseph and Carolyn Bates Joseph, as Trustee of Declaration of Trust by John Anthony Joseph for Ashley Brooke Joseph, dated November 11, 1993 (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

L. Douglas Joseph

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby

County, Alabama, to-wit:

S 1/2 of N 1/2 of NW 1/4 of NW 1/4, lying East of Highway 47, being situated in Section 26, Township 20 South, Range 1 West.

The South 60 feet of subject property is hereby reserved for an easement for ingress, egress and utilities for the grantors and grantees, their heirs, successors and assigns.

This is not the homestead of any of the grantors.

Inst # 1996-04479

02/12/1996-04479
01:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MEL 12.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 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 7th
day of January, 19 96.

(Seal)

(Seal)

(Seal)

J. Anthony Joseph (Seal)
Carolyn Bates Joseph, as Trustee of Declaration of Trust by John Anthony Joseph for Ashley Brooke Joseph, dated November 11, 1993. (Seal)
Carolyn B. Joseph (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Anthony Joseph and Carolyn B. Joseph, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of January, 19 96

Martha B. Ferguson
Notary Public

My Commission Expires:

See other side for acknowledgment