

This Instrument Was Prepared By:  
Julie A. Palmer  
Attorney At Law  
2162 Highway 31 South  
Pelham, Alabama 35124

Send Tax Notice To:  
Sallie L. and James W. Dewberry, Jr.  
3652 Spring Valley Road  
Birmingham, Alabama 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Dollars and 00/100's (\$500.00) and Other Good and Valuable Consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I, JAMES W. DEWBERRY, SR. a widowed man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JAMES W. DEWBERRY, JR. , and wife, SALLIE L. DEWBERRY, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Southeast corner of the SE 1/4 of the NW 1/4, Section 22, Township 19 South, Range 1 East; thence run North along the Eastline of said 1/4-1/4 Section a distance of 993.75 feet; thence turn a deflection angle of 90 deg. 36 min. 49 sec. to the left and run a distance of 668.25 feet, to the point of beginning; thence continue in the same direction a distance of 720.00 feet; thence turn a deflection angle of 90 deg. 00 min. to the left and run a distance of 200.00 feet; thence turn a deflection angle of 90 deg. 00 min. to the right and run a distance of 640.00 feet, to the East right of way of Shelby County Hwy. No. 55; thence turn a deflection angle of 75 deg. 22 min. 50 sec. to the left, to the tangent of a right of way curve, and run along said r/w curve (whose Delta Angle is 3 deg. 17 min. 08 sec. to the right, Radius is 3934.18 feet, Tangent is 112.83 feet, Length of Curve is 225.60 feet); thence turn a deflection angle of 108 deg. 32 min. 08 sec. to the left and run a distance of 1425.51 feet; thence turn a deflection angle of 90 deg. 00 min. to the left and run a distance of 408.80 feet to the point of beginning. Situated in the S 1/2 of the NW 1/4, Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, containing Ten (10) acres, more or less, as recorded in Real Record 051, Page 579, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easements, right-of-way, covenants, restrictions, permits, and building set back line(s) of record.

SUBJECT TO: Liens, defects, encumbrances, mortgages, and claims of record.

Inst # 1996-18107

06/05/1996-18107  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 13.50

Inst # 1996-18107

SUBJECT TO: Transmission line permits to Alabama Power Company as recorded in Deed Book 127, page 347, and in Deed Book 131, page 529 in the Probate Office of Shelby County, Alabama.

This conveyance was prepared from legal description provided by the grantor and grantees herein without benefit of title evidence.

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 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 do for myself and for my heirs, executors, and administrators covenants with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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 \_\_\_\_\_ day of \_\_\_\_\_, 1996.

June 4, 96

James W. Dewberry, Sr. (seal)  
JAMES W. DEWBERRY, SR.

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES W. DEWBERRY, SR., 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 this conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of June, 1996.

James A. Palmer  
Notary Public  
720.23, 1997  
My Commission Expires:

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