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This instrument was prepared by:

(Name) Gail Owen
(Address) _____

Send Tax Notice to:

(Name) Brandon M. Joseph & Dawn T. Joseph
(Address) 226 Joseph Drive
Columblana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Eight Thousand and no/100----- **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
John Ella Joseph (being one and the same as Jonella Joseph)
an unmarried widow
(herein referred to as grantors), do grant, bargain, sell and convey unto
Brandon Joseph and Dawn Joseph

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF AS IF THE SAME WAS
WRITTEN HEREIN

Inst # 1997-01409

1997-01409
01/14/1997-01409
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JAN 15 1997

Should the grantees elect to sell subject property, the grantor herein and/or
Anthony Joseph shall have the right of first refusal to purchase the same at a price
for which a third party would pay.

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 9th
day of January, 1997.

WITNESS

(Seal) John Ella Joseph (Seal)

(Seal) _____ (Seal)

(Seal) _____ (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 John Ella Joseph, 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,

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of January, A.D. 1997.

My Commission Expires:

Martha B. Ferguson
Notary Public

Exhibit "A"

A parcel of land in the SE 1/4 of NW 1/4, Section 26, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: From the NW corner of the SE 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 West, run thence South along the West boundary of said SE 1/4 of NW 1/4 a distance of 373.54 feet to the point of beginning of herein described lot; thence continue along said course a distance of 259.10 feet; thence turn 104 deg. 16 min. 24 sec. left and run 222.91 feet; thence turn 82 deg. 09 min. 01 sec. left and run 183.25 feet; thence turn 77 deg. 08 min. 31 sec. left and run 196.76 feet to the point of beginning of herein described lot; being situated in Shelby County, Alabama.

ALSO, a 20.0 foot easement for ingress and egress described as follows:

From the NE corner of aforescribed lot, run west along the North boundary of said lot a distance of 30.90 feet to the point of beginning of the centerline of herein described 20.0 foot easement; thence turn 92 deg. 24 min. 41 sec. right and run 246.14 feet along said easement centerline to a point of termination in the center of Joseph Drive.

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002 HCB 19.00