

This instrument was prepared by

SEND TAX NOTICE TO:

Doyle F. Chaney  
2700 Highway 280 South  
Suite 101 - W  
Birmingham, Alabama 35223

ROBERT H. ANDERSON  
P.O. BOX 514  
PELHAM, ALABAMA 35124

File #C70002

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **THIRTY ONE THOUSAND FIVE HUNDRED NINETY and 00/100 (\$31,590.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **BILLY RAY CORTES, A MARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ROBERT H. ANDERSON, AND WIFE EMMA C. ANDERSON** (herein referred to as **GRANTEES**, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama** to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1996, which constitutes a lien, but are not yet due and payable until October 1, 1997.
2. Easement and right of way granted Shelby County recorded in Deed Book 291, Page 757.
3. Right of Way granted to Alabama Power Company recorded in Deed Book 238, 604.

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.**

**\$.00** of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said **GRANTEES** as joint tenants, with right of survivor ship, 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**, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

04/25/1997-12756  
08:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NO 45.30

Inst # 1997-12756

IN WITNESS WHEREOF, I/(we), BILLY RAY COMTES, A MARRIED MAN, have hereunto set my (our) hand(s) and seal(s) this 18th day of April, 1997.

Billy Ray Comtes (SEAL)  
BILLY RAY COMTES

.....  
\_\_\_\_\_(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that BILLY RAY COMTES, A MARRIED MAN whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 1997.

Joseph L. Shaw  
Notary Public  
My commission expires 2-27-99

**EXHIBIT "A"**

Beginning at the northwest corner of the SW 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said 1/4-1/4 section a distance of 434.00 feet to a steel pin corner; thence turn 42 degrees 54 minutes 09 seconds right and run southeasterly 417.20 feet to a steel pin corner on the northwesterly right of way line of Shelby County Highway #33; thence turn 96 degrees 05 minutes 15 seconds right and run southwesterly along said right of way of said highway 48.61 feet to a steel pin corner; thence turn 82 degrees 57 minutes 09 seconds right and run northwesterly 200.05 feet to a steel pin corner; thence turn 90 degrees 25 minutes 10 seconds left and run southwesterly 187.96 feet to a steel pin corner; thence turn 88 degrees 51 minutes 13 seconds left and run southeasterly 200.55 feet to a steel pin corner on the same said northwesterly right of way line of same said Highway #33; thence turn 91 degrees 25 minutes 11 seconds right and run southwesterly along said highway right of way 26.00 feet to a steel pin corner; thence turn 89 degrees 33 minutes 22 seconds right and run northwesterly 326.66 feet to a steel pin corner; thence turn 89 degrees 00 minutes 43 seconds left and run southwesterly 400.00 feet to a steel pin corner; thence turn 91 degrees 17 minutes 00 seconds left and run southeasterly 328.46 feet to a steel pin corner on the northwesterly right of way line of Highway #33 in a curve to the left having a central angle of 13 degrees 28 minutes 33 seconds, a radius of 2,544.50 feet, a chord distance of 597.08 feet and an arc distance of 598.46 feet; thence turn 73 degrees 29 minutes 45 seconds right to chord and run southwesterly along the arc of said curve an arc distance of 598.46 feet to a steel pin corner on the northwesterly right of way line of said Highway #33 and the west section line of said Section 7; thence turn 152 degrees 41 minutes 10 seconds right from chord and run northerly along said section line a distance of 1,295.00 feet to the point of beginning.

Inst # 1997-12756

04/25/1997-12756  
08:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCB 45.50

RECORDED & INDEXED  
APR 26 1997  
VICTOR M. WILSON  
CLERK OF PROBATE