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This instrument was prepared by:

(Name) J. Anthony Joseph

(Address) \_\_\_\_\_

Send Tax Notice to:

(Name) Stephen M. Joseph

(Address) 21218 3rd Place South  
Birmingham, AL 35205

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty 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,  
Louis A. Josof and wife, Wadia B. Josof

(herein referred to as grantors), do grant, bargain, sell and convey unto  
Stephen M. Joseph and Patricia S. 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"

Inst # 1997-13041

Inst # 1997-13041

04/28/1997-13041  
02:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
BOE HCB 51.00

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 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, we have hereunto set our hand(s) and seal(s) this 22nd day of March, 19 96.

WITNESS

Jodi Rausch (Seal)

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

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

Louis A. Josof (Seal)

Wadia B. Josof (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 Louis A. Josof and wife, Wadia B. Josof, whose name<sup>s</sup> 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 22nd day of March, A.D., 19 96.

My Commission Expires September 15, 1998

My Commission Expires:

Jodi Rausch  
Notary Public

EXHIBIT "A"

From the accepted NE corner of the SE 1/4 of NE 1/4 of Section 10, Township 20 South, Range 1 West, run thence South along the East boundary of said SE 1/4 of NE 1/4 a distance of 60.01 feet to the point of beginning of herein described parcel of land; thence turn 48 deg. 09 min. 21 sec. right and run 65.43 feet; thence turn 16 deg. 14 min. 18 sec. left and run 49.75 feet; thence turn 09 deg. 52 min. 54 sec. left and run 133.65 feet; thence turn 16 deg. 19 min. 14 sec. right and run 124.18 feet; thence turn 32 deg. 38 min. 27 sec. right and run 124.18 feet; thence turn 05 deg. 11 min. 12 sec. left and run 460.56 feet; thence turn 00 deg. 49 min. 14 sec. left and run 201.14 feet; thence turn 97 deg. 24 min. 56 sec. right and run 339.60 feet to a point on the Easterly boundary of 60.0 foot easement for ingress and egress and utilities; thence North along the concave left curve boundary of said easement boundary an arc distance of 108.96 feet to the PC of a curve having a centerline delta angle of 67 deg. 48 min. 45 sec. and tangents of 109.315 feet; thence proceed along a curve concave right an arc distance of 222.94 feet to the PT of a curve having a centerline delta angle of 106 deg. 07 min. 45 sec. and tangents of 200.0 feet; thence East along the tangent a distance of 852.77 feet; thence turn 08 deg. 58 min. 17 sec. left and run 64.25 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Inst # 1997-13041

04/28/1997-13041  
02:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 51.00