

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

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

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Douglas Joseph  
(Address) 1991 Hwy. 69  
Columbiana, 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 One 1,000 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,  
L. Douglas Joseph and J. Anthony Joseph

(herein referred to as grantors), do grant, bargain, sell and convey unto

Louis Daniel Joseph and Seth Douglas Joseph

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, an undivided one-half interest in and  
the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Attached hereto as Exhibit "A" and made a part hereof as if written herein.

Subject to easements of record.

This is not the homestead of the grantors.

Inst # 1997-13579

05/02/1997-13579  
10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 12.00

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 12<sup>th</sup>  
day of October, 19 95.

WITNESS

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

L. Douglas Joseph (Seal)  
J. Anthony Joseph (Seal)  
J. Anthony 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 L. Douglas Joseph and J. Anthony 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 12<sup>th</sup> day of October

A.D. 19 95

My Commission Expires:

Notary Public

From the accepted Northeast corner of the SE 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE 1/4 of NW 1/4 a distance of 679.54 feet; thence turn 86 deg. 19 min. 28 sec. left and run 241.16 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 420.23 feet; thence turn 91 deg. 43 min 50 sec. left and run 473.40 feet; thence turn 83 deg. 13 min. 54 sec. left and run 342.81 feet; thence turn 90 degrees 00 minutes left and run 90.0 feet; thence turn 90 degrees 00 minutes left and run 80.0 feet; thence turn 90 deg. 00 min. right and run 250.0 feet thence turn 90 deg. 00 min. right and run 100.0 feet; thence turn 90 deg. 00 min. left and run 167.0 feet to the point of beginning of herein described parcel of land.

Also a 60.0 foot easement for ingress and egress and utilities more particularly described as follows: From the Northwest corner of the above described parcel of land run thence East along the North boundary of said parcel a distance of 60.36 feet to the point of beginning of the centerline of herein described easement; thence turn 119 deg. 48 min. 24 sec. left and run 220.61 feet along said easement centerline and the following courses: 42 deg. 56 min. 44 sec. left for 138.31 feet thence 19 deg. 10 min 16 sec. right for 29.99 feet; 07 deg. 05 min. 25 sec. right for 197.86 feet; 00 deg. 19 min. 30 sec. right for 233.45 feet; 15 deg. 58 min. 25 sec. right for 100.86 feet; 17 deg. 30 min. 14 sec. right for 232.44 feet; 19 deg. 48 min. 44 sec. left for 94.80 feet; thence turn 08 deg. 53 min. 50 sec. left and run along said easement centerline a distance of 317.72 feet to a point of termination in the center of County paved road No. 47.

All being situated in Shelby County, Alabama.

Inst # 1997-13579

05/02/1997-13579  
10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00