

This instrument was prepared by:
Richard D. Greer
22 Inverness Center Parkway
Suite 160
Birmingham, Alabama 35242

Send Tax Notice to:
✓ Judith C. Galamore
P.O. Box 96
Chelsea, Alabama 35043

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of ten dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, L. Douglas Joseph, J. Anthony Joseph and Gail J. Owen (herein referred to as "grantor," whether one or more) does hereby grant, bargain, sell and convey unto Judith C. Galamore, f/k/a/ Judith C. Isbell, (herein referred to as "grantee," whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL #1 (0.72 Acres)
Description to-wit:

From the accepted S.E. corner of the NW¼-SW¼ of Section 26, T19S-R1W, run thence West along the accepted South boundary of said NW¼-SW¼ a distance of 437.20 feet to a point in a fence line, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 304.67 feet to a point in a fence line; thence turn 94°28'48" right and run 109.66 feet along said fence; thence turn 78°02'05" right and run 54.90 feet along said fence; thence turn 16°16'53" right and run 273.59 feet along said fence; thence turn 95°51'40" right and run 40.17 feet along said fence; thence turn 12°44'05" right and run 40.30 feet along said fence to the point of beginning of herein described parcel of land, containing 0.72 acres.

Subject to the following:

1. No part of the foregoing described parcel of real property being any part of the homestead of any of the three grantors;

2. Ad Valorem taxes for the current year, which the Grantee herein agrees to assume and pay, but only to the extent not already paid;

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Inst # 1997-21659


3. Existing rights-of-way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property; and

4. This deed having been prepared without benefit of a title search.

TO HAVE AND TO HOLD unto the grantee and the heirs and assigns of the grantee forever.

And L. Douglas Joseph, J. Anthony Joseph and Gail J. Owen, do for themselves and for their heirs, executors, and administrators covenant with the grantee and the grantee's heirs and assigns that they are lawfully seized in the fee simple of said premises according to the prior survey of Hickey Land Surveying, Inc., on or about June 15, 1995; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, L. Douglas Joseph, J. Anthony Joseph and Gail J. Owen have hereunto set their hands and seals this the 20th day of June, 1997.

 (SEAL)
L. DOUGLAS JOSEPH

WITNESSES:

 (SEAL)
J. ANTHONY JOSEPH

WITNESSES:


GAIL J. OWEN (SEAL)


WITNESSES:

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. Douglas 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 1997.



NOTARY PUBLIC
My Commission Expires 9/99

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Anthony 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 1997.


NOTARY PUBLIC
My Commission Expires 9/99

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gail J. Owen, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 1997.



NOTARY PUBLIC

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