

This instrument was prepared by:

Grantee(s) address:
✓ 65 Anglers Lane
Shelby, AL 35243

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ✓ Gifford E. Anderson, unmarried, and Janice A. Ross (formerly known as Janice A. Shelton), married (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Gifford E. Anderson, Janice A. Ross, and Sandra L. Tamboli (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along the North line of said Section 25, 978.01 feet to a point, thence 135 degrees 00 minutes 26 seconds right and run Southwesterly 100.08 feet to the point of beginning of the property being described, thence continue along last described course 348.24 feet to a point of the water line of Reed Creek Slough (Lay Lake), thence 120 degrees 26 minutes 28 seconds left and run Easterly a chord distance of 104.37 feet to a point on the same water line of same Reed Creek (Lay Lake) thence 72 degrees 33 minutes 58 seconds left and run Northeasterly 321.28 feet to a point, thence 122 degrees 00 minutes left and run Westerly 25.0 feet to the point of beginning.

Subject to current taxes, easements and restrictions of record.

Minerals and mining rights excepted.

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along North line of said Section 25, 978.01 feet to a point thence 135 degrees 00 minutes 26 seconds right and run 100.08 feet to a point, thence 135 degrees 00 minutes 26 seconds left and run Easterly 25.0

08/18/1997-26250
11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 15.00

Inst # 1997-26250

feet to the point of beginning of the parcel being described, thence continue along last described course 12.50 feet to point, thence 115 degrees 00 minutes 13 seconds right and run Southerly 307.95 feet to a point on the waters edge of Reed Creek (Lay Lake) thence 72 degrees 10 minutes 59 seconds right and run West-Southwesterly along waters edge 51.47 feet to a point, thence 114 degrees 48 minutes 48 seconds right and run Northerly 321.28 to the point of beginning.

Subject to current taxes, easements and restrictions of record.

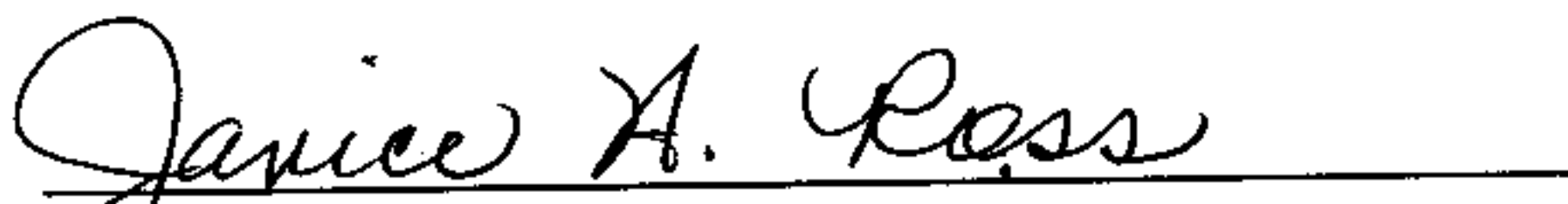
The above described property does not constitute any part of the homestead of GRANTOR Janice A. Ross or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of August, 1997.


Gifford E. Anderson


Janice A. Ross

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gifford E. Anderson, unmarried, and Janice A. Ross, married, whose names 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 18th day of August, 1997.



William R. Justice
Notary Public

Inst # 1997-26250

08/18/1997-26250
11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 15.00