

This instrument was prepared by

**✓Harrison, Conwill, Harrison & 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 Fifty-seven thousand and no/100----- (\$57,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein L. Douglas Joseph, a married man

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

William D. Ponder, Jr. and Vicki N. Smith

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby

County, Alabama to-wit:

Lot 2, according to the Survey of Scarlett Ridge, Sector One, as set out in Map Book 24, Page 143, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Property is not the homestead of grantor nor that of his spouse.

Inst # 1999-05212

02/05/1999-05212  
12:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NMS 66.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 4th day of February, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

*L. Douglas Joseph*

L. Douglas Joseph

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

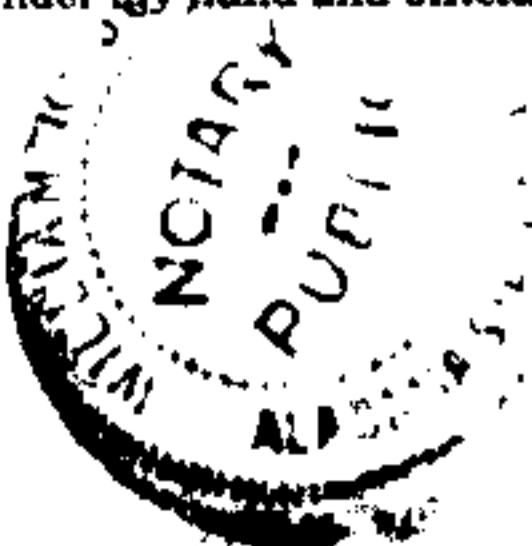
I, William R. Justice, a Notary Public in and for said County, in said State,

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 4th day of February, A. D., 19 99.

Form 31-A



*William R. Justice*

Notary Public