

THIS INSTRUMENT PREPARED BY:

C. Clark Collier, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

c/o Joe J. Joseph
3164 Starlake Drive
Hoover, Alabama 35226

\$74,000.00

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **NORTH ALABAMA UNITED METHODIST FOUNDATION, INC.** an Alabama not for profit corporation, ("Grantor") the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the following Grantees:

(1) Unto **JOE J. JOSEPH and wife, YVONNE D. JOSEPH**, as joint tenants with right of survivorship, an undivided one-half (1/2) interest in the Property, as described below, and

(2) Unto **ERNEST A. JOSEPH and wife, ZAFIRA D. JOSEPH**, as joint tenants with right of survivorship, an undivided one-half (1/2) interest in the Property, as described below.

**The Property is legally described in Exhibit A
attached hereto and made a part hereof.**

The Property is conveyed subject to the following:

1. General and special taxes and assessments for the current year and subsequent years not yet due and payable.
2. Easements, covenants, restrictions, reservations, rights-of-way and other matters of record, if any.

TO HAVE AND TO HOLD a one-half (1/2) undivided interest in the Property unto the said Grantees Joe J. Joseph and wife, Yvonne D. Joseph, as joint tenants with right of survivorship, their heirs and assigns, forever. Grantees Joe J. Joseph and wife, Yvonne D. Joseph, shall hold the one-half (1/2) undivided interest in the Property conveyed unto them as

tenants in common with the one-half (1/2) undivided interest in the Property conveyed unto Ernest A. Joseph and wife, Zafira D. Joseph. Grantees Ernest A. Joseph and wife, Zafira D. Joseph, shall have no right of survivorship with regard to the one-half (1/2) undivided interest in the Property conveyed unto Grantees Joe J. Joseph and wife, Yvonne D. Joseph.

TO HAVE AND TO HOLD a one-half (1/2) undivided interest in the Property unto the said Grantees Ernest A. Joseph and wife, Zafira D. Joseph, as joint tenants with right of survivorship, their heirs and assigns, forever. Grantees Ernest A. Joseph and wife, Zafira D. Joseph, shall hold the one-half (1/2) undivided interest in the Property conveyed unto them as tenants in common with the one-half (1/2) undivided interest in the Property conveyed unto Joe J. Joseph and wife, Yvonne D. Joseph. Grantees Joe J. Joseph and wife, Yvonne D. Joseph shall have no right of survivorship with regard to the one-half (1/2) undivided interest in the Property conveyed unto Grantees Ernest A. Joseph and wife, Zafira D. Joseph.

IN WITNESS WHEREOF, the undersigned Grantor, North Alabama United Methodist Foundation, Inc., an Alabama not for profit corporation, has hereto set its signature and seal this 6th day of April, 1999.

GRANTOR:

**NORTH ALABAMA UNITED METHODIST
FOUNDATION, INC.,**

an Alabama not for profit corporation

By: Charles B. Carlton

Charles B. Carlton
Its Executive Director

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **Charles B. Carlton** whose name as Executive Director of North Alabama United Methodist Foundation, Inc., an Alabama not for profit corporation, 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 said conveyance, he, in his capacity as such officer of said corporation executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of April, 1999.

C. Carlton
Notary Public
My Commission Expires: 1-24-2002

EXHIBIT A

This Exhibit A is attached hereto and made a part hereof of that certain Statutory Warranty Deed, Joint Tenants With Right of Survivorship, by and between North Alabama United Methodist Foundation, Inc., as Grantor, and Joe J. Joseph and wife, Yvonne D. Joseph, and Ernest A. Joseph and wife, Zafira D. Joseph, as Grantees, dated April 6, 1999.

Lots 10 through 27 inclusive of the W. F. Strowd Subdivision as recorded in Map Book 3, pages 43 and 44 in the Probate Office of Shelby County, Alabama, in N $\frac{1}{2}$ - N $\frac{1}{2}$ - NE $\frac{1}{4}$, Sec. 2, Tp. 21, Rg. 3 West.

LESS PORTION SOLD TO U. S. GOVERNMENT POST OFFICE, DESCRIBED AS FOLLOWS:

Commence at the NE corner of Lot 10 according to the map of W. F. Strowd Subdivision as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, page 43 and run South along the East boundary of said Lot 10 to the SE corner of said Lot 10; thence continue in the same direction a distance of 16 feet to a point which is the NE corner of Lot 23 according to said subdivision; thence continue southerly along the Eastern boundary of said Lot 23 a distance of 34 feet, more or less, to a point which is 225 feet south of the point of beginning; thence run west parallel with the south boundary of the Street constituting the North boundary of the lot herein described a distance of 125 feet; thence run North parallel with the East boundary of the lot herein described a distance of 225 feet to the south boundary of said Street; thence run East along the south boundary of said Street a distance of 125 feet to point of beginning.

Above parcel subject to Right of way of L & N Railroad - Vol. 47, pg. 54; Easement of Alabama Power Company - Vol. 58, pg. 378; Easement to Southern Natural Gas Corporation - Vol. 90, pg. 467.

Inst # 1999-15822

04/14/1999-15822
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE