

**This Does Not Constitute
Homestead for the Grantor.**

**Send Tax Notice:
Stephen P. & Therese L. Webb
1898 17th Street
Calera, Alabama 35040**

STATE OF ALABAMA

SHELBY COUNTY

**)
)
)
WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Nine Thousand & 00/100 Dollars (\$49,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Nancy C. House as Trustee of the C. T. Childress Trust**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Stephen P. Webb and wife, Therese L. Webb**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

See Attached Legal Description Marked As Exhibit "A".

Subject to the following encroachments:

Fence appurtenant to the premises as shown on survey of Barton F. Carr, RLS# 16685, dated September 19, 1999, does not coincide with surveyed property lines.

Encroachment of house and air conditioner unit appurtenant to the premises onto Lot 7, Word's Addition to Calera, to the extent shown on survey of Barton F. Carr, RLS# 16685, dated September 19, 1999.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Inst # 2000-00343

**01/05/2000-00343
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NWS 25.50**

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17th day of December, 1999 at 831 Island Street, Montevallo, AL 35115.

GRANTORS

Nancy C. House (Trustee) (L.S.)
Nancy C. House, as Trustee of the C. T.
Childress Trust

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Nancy C. House as Trustee of the C. T. Childress Trust which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of December, 1999.

[Signature]
NOTARY PUBLIC
My Commission Expires: 5/13/2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
831 ISLAND STREET
POST OFFICE BOX 261
MONTEVALLO, ALABAMA 35115
(205) 666-4367

EXHIBIT "A"

That certain tract or parcel of land on Word Street, so called, and situated on the West side of said Street, commencing at a stake which stake is 340 1/2 feet distant, Southerly from the NW corner of Railroad and Word Street; running thence in a Southerly direction along said Word Street 116 feet to a stake and thence in a Westerly direction 190 feet to a stake on an alley; thence in a Northerly direction along said alley 116 feet to a stake; thence in an Easterly direction 161 feet to the point of beginning, and comprising in all 2 lots, Nos. 5 and 6, fronting 53 feet each on Word Street, and formerly known as the W.H. Martin Sr. property, situated in the SW Fractional Quarter of Section 21, Township 22 South, Range 2 West, in the Town of Calera.
Situated in Shelby County, Alabama.

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