

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Charles Flynn Gerald, Jr.

(Address) 701 Gerald Lane
Chesley AL 35043

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Two Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Flynn Gerald and wife, Jeanette Gerald

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

Charles Flynn Gerald, Jr. and Pamela H. Gerald

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

Shelby

County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Inst # 2000-03335

02/03/2000-03335

08:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HWS 43.90

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 31st day of January, 2000

WITNESS:

(Seal)

Charles Flynn Gerald (Seal)
Charles Flynn Gerald

(Seal)

Jeanette Gerald (Seal)
Jeanette Gerald

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Charles Flynn Gerald and Jeanette Gerald

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 31st day of January, A. D., 18 2000
My Commission Expires: 10/16/2000

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A part of Tract 2, according to the survey of Royal Farms, a resubdivision of Lot 1, Tract 8 Subdivision, as recorded in Map Book 15, Page 78, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 2 degrees 18 minutes 08 seconds West a distance of 680.93 feet; thence South 89 degrees 18 minutes 46 seconds East a distance of 1315.11 feet; thence North 3 degrees 08 minutes 10 seconds West a distance of 279.94 feet for point of beginning; thence North 60 degrees 07 minutes 03 seconds West a distance of 1145.78 feet; thence North 74 degrees 16 minutes 03 seconds West a distance of 175.71 feet; thence South 21 degrees 40 minutes 26 seconds West a distance of 224.22 feet; thence South 22 degrees 28 minutes 03 seconds East a distance of 181.07 feet; thence South 8 degrees 44 minutes 10 seconds East a distance of 169.08 feet; thence South 86 degrees 14 minutes 12 seconds East a distance of 1152.99 feet to the point of beginning.

Together with an non-exclusive 60-foot easement for ingress and egress, lying 30 feet on either side of the centerline described as follows:

Commencing at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 2 degrees 18 minutes 08 seconds West a distance of 680.93 feet; thence continuing Northerly along said line a distance of 30.00 feet for the point of beginning; thence South degrees 38 minutes 46 seconds East a distance of 141.39 feet; thence North 0 degrees 21 minutes 14 seconds East a distance of 172.63 feet; thence North 8 degrees 44 minutes 10 seconds West a distance of 307.91 feet; thence North 22 degrees 28 minutes 04 seconds West a distance of 189.62 feet; thence North 21 degrees 40 minutes 26 seconds East a distance of 233.26 feet to the point of ending.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$130,000.00 of the above described purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2000-03335

02/03/2000-03335
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 43.50