

**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) Lesa M. Palmer  
2454 Blue Springs Road  
(Address) Wilsonville, Alabama 35186

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 Seventy Thousand and no/100----- DOLLARS

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

**Benny B. Frederick, Jr. and wife, Laura Rosamond Frederick**

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

**Lesa M. Palmer and Michael A. Palmer**

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

SHELBY

County, Alabama to-wit:

05/09/2000-15257  
12:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
31.00

Parcel 1, according to the John W. Rosamond Boundary Survey, recorded in Map Book 24, Page 76, in the Probate Office of Shelby County, Alabama, being ~~more particularly described as~~ follows:

From a 2-inch pipe accepted as the SW corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East, being the point of beginning of herein described parcel of land, run thence North along the accepted West boundary of said NE 1/4 of NW 1/4 a distance of 685.25 feet to a 1/2-inch rebar; thence turn 90 degrees 09 minutes 21 seconds right and run 458.45 feet along an accepted property line to a 1.5-inch pipe; thence turn 90 degrees 08 minutes 48 seconds left and run 395.72 feet to a 1.5-inch pipe; thence turn 89 degrees 19 minutes 23 seconds right and run 210.83 feet to a 1.25-inch solid bar; thence turn 89 degrees 12 minutes 04 seconds left and run 231.22 feet to a 1/2-inch rebar on the South boundary of Shelby County Highway #48 (60-foot right of way); thence turn 90 degrees 15 minutes 11 seconds right and run 50.00 feet along said highway boundary to a 1/2-inch rebar; thence turn 89 degrees 44 minutes 49 seconds right and run 1313.11 feet to a 1/2-inch rebar on the accepted South boundary of aforementioned NE 1/4 of NW 1/4 of land; thence turn 89 degrees 52 minutes 21 seconds right and run 716.85 feet along said accepted South boundary to the point of beginning of herein described parcel of land.

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

Benny B. Frederick and Benny B. Frederick, Jr. are one and the same person.  
Laura R. Frederick and Laura Rosamond Frederick, Jr. are one and the same person.

\$150,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 grantees 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 8th day of May, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Benny B. Frederick, Jr. (Seal)  
Benny B. Frederick, Jr.

Laura Rosamond Frederick (Seal)  
Laura Rosamond Frederick

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Benny B. Frederick, Jr. and Laura Rosamond Frederick whose name is 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 8th day of May, A.D. 2000.

Notary Public

Inst. • 2000-15257