

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
NAME: B. CHRISTOPHER BATTLES  
ADDRESS: 3150 HIGHWAY 52 WEST  
PELHAM, ALABAMA 35124

**SEND TAX NOTICE TO:**  
NAME: James D. Wall  
ADDRESS: 23 Baron Drive  
Chelsea, Alabama 35043

93900-30636  
# 2000-30636

**THE STATE OF ALABAMA  
SHELBY COUNTY**

Know All Men by These Presents: That in consideration of **sixty six thousand dollars (\$66,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Ginger H. Sova, unmarried** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James D. Wall and Denise S. Wall and Joann D. Simonetti**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A".

Mineral and mining rights excepted.

Subject to existing easments, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I/we have hereunto set my/our hand(s) and seal(s) this 31<sup>st</sup> day of August, 2000

 (Seal)  
**GINGER H. SOVA**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

**STATE OF ALABAMA  
SHELBY COUNTY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Ginger H. Sova**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31<sup>st</sup> day of August 2000

\_\_\_\_\_  
MY COMMISSION EXPIRES: 2-25-2001

  
\_\_\_\_\_  
NOTARY PUBLIC

09/06/2000-30636  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 77.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the SE corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28, Township 19 South, Range 1 East; thence North 2 degrees, 30 minutes, west along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section 543.78 feet; to the center line of a pipe line right of way; thence south 68 degrees, 34 minutes, west along the center line of said right of way 332.33 feet; thence North 86 degrees, west along the center line of said right of way 245.30 feet to the southeasterly right of way line of Highway #55; thence South 45 degrees, 49 minutes west along said right of way 36.38 feet; thence south 44 degrees, 00 minutes west along said right of way 242.01 feet; thence south 41 degrees, 44 minutes west along said right of way 210.60 feet; thence south 35 degrees, 42 minutes west along said right of way 160.10 feet to the south line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence north 87 degrees, 03 minutes east 1007.23 feet to the point of beginning.

2000-30636  
09/06/2000-30636  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 77.00