

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

Send tax notice to:
Harlan Whitfield and Laurie Whitfield
20660 Highway 55
P Sterrett, Alabama 35147

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Agnes Whitfield, a widow** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Harlan Whitfield and Laurie Whitfield** (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"

The grantor, Agnes Whitfield, is one of the surviving heirs of Ada Howard, having died on or about 1996 and Willie Howard having died on or about 1961.

This property being a part of the property conveyed to Willie Howard and Hurtis Whitfield by deed recorded in Volume 211, Page 249, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, 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 30th day of March, 2001.

Witness

Agnes Whitfield (Seal)
Agnes Whitfield

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kim Crawford, a Notary Public in and for said County, in said State, hereby certify that **Agnes Whitfield, a widow**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2001

Kim Crawford
Notary Public

My Commission Expires:

04/06/2001-12911
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C01 14.50

Kim Crawford, Alabama State at Large
My Commission Expires May 25, 2004

Inst # 2001-12911

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 5/8" rebar set at the SE corner of the Northwest ¼ of the Northwest ¼ of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama; thence north 0 degrees 42 minutes 24 seconds east assumed along the east line of said ¼-1/4 396.51 feet to a 5/8" rebar set at the point of beginning; thence continue north 0 degrees 42 minutes 24 seconds east along said line 261.52 feet to a 5/8" rebar set; thence north 88 degrees 47 minutes 15 seconds west 83.01 feet to a 5/8" rebar set on the easterly right of way line of Pumpkin Swamp Road (County Highway 55), being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 712.97 feet a central angle of 19 degrees 19 minutes 56 seconds, an a chord of 239.43 feet bearing south 35 degrees 26 minutes 32 seconds west; thence southwest along said curve and line 240.57 feet to a 5/8" rebar set; thence south 72 degrees 40 minutes 28 seconds east, 228.99 feet to the point of beginning.

Inst # 2001-12911

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08:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50
