

SEND TAX NOTICE TO:  
John Patrick McArdle, Sr.  
Tammy Ann Ackis McArdle

718 Cherry Hill Drive  
Birmingham, Al 35214

Inst # 2001-17550

This Instrument Prepared By:  
Walter McArdle  
Spain & Gillon, L.L.C.  
2117 Second Avenue North  
Birmingham, Alabama 35203

TITLE NOT EXAMINED

05/03/2001-17550  
12:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 CJ1 20.50

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Elsie Jo Randall McArdle, a married person**, (herein referred to as Grantor), do grant, bargain, sell and convey unto **John Patrick McArdle, Sr. and Tammy Ann Ackis McArdle** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

- 1. 2001 ad valorem taxes
- 2. Existing easements, restrictions, set back lines, limitations, if any, of record.

The property conveyed is not the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7<sup>th</sup> day of May, 2001.

  
Elsie Jo Randall McArdle

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Elsie Jo Randall McArdle, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the

contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of May, 2001.

My Commission Expires: 1/16/02

Melissa J. Sutton  
Notary Public

EXHIBIT "A"

Commence at the NW Corner of the NW1/4 of the NW1/4 of Section 25, Township 19 South, Range 1 West and run south along the west line of said 1/4 1/4 section for 118.62 feet for the point of beginning. Thence continue along the last described course for 312.48 feet to a point 515.97 feet north of the northerly right of way line of Old Highway 280; thence angle left 90°00' and run east for 278.80 feet; thence angle left 90°00' and run north for 312.48 feet; thence angle left 90°00' and run west for 278.80 feet to the point of beginning. Containing 2.0 acres.

Also a easement for ingress and egress, being more particularly described as follows: Commence at the NW Corner of the NW1/4 of the NW1/4 of Section 25, Township 19 South, Range 1 West and run south along the west line of said 1/4 1/4 section for 118.62 feet; thence angle left 90°00' and run east for 278.80 feet; thence angle right 90°00' and run south for 226.12 feet for the point of beginning of a 25.0 foot easement, being 12.50 feet either side of the following centerline description. Thence angle left 47°08'37" and run southeasterly along centerline for 51.79 feet; thence angle right 33°18'50" and run southeasterly along centerline for 37.27 feet; thence angle right 27°25'45" and run southwesterly along centerline for 136.21 feet; thence angle left 34°16'17" and run southeasterly along centerline for 282.12 feet, more or less, to the north right of way line of Old Highway 280 and end of easement.

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