

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Christopher D. & Bridget Herring
6728 Highway 10
Montevallo, Alabama 35115

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Seventy-Five Thousand & 00/100 Dollars (\$75,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **M & M Properties, an Alabama General Partnership**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Christopher D. Herring and wife, Bridget Herring**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

See attached Exhibit "A".

NOTE: The Subject property contains a concrete pad to the north- northwest of the homesite. A portion of this pad lays on the subject property and the remainder lyes on the adjacent tract which is presently owned by the grantor. It is the intent of the Grantor to leave said pad in its present location and the Grantee shall only have ownership and possessory rights to the portion of said pad located on the subject property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 7th day of May, 2001 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

Michael S. Allen (L.S.)
M & M Properties
By: Michael S. Allen as Partner and Authorized Agent for M & M Properties, an Alabama General Partnership, an Alabama General Partnership

Michael A. Eubanks (L.S.)
M & M Properties
By: Michael A. Eubanks as Partner and Authorized Agent for M & M Properties, an Alabama General Partnership

05/16/2001-19771
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MB 15.00

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael S. Allen as Partner and Authorized Agent for M&M Properties, an Alabama General Partnership, is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of May, 2001.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/04

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Michael A. Eubanks as Partner and Authorized Agent for M&M Properties, an Alabama General Partnership, is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of May, 2001.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/04

Inst # 2001-19771

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EXHIBIT "A"

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 89 degrees 44 minutes 13 seconds East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 367.88 feet to the POINT OF BEGINNING; thence South 5 degrees 21 minutes 31 seconds East a distance of 629.44 to the northerly right of way of Shelby County Highway 10; thence North 65 degrees 05 minutes 23 seconds East along right of way a distance of 171.23 feet; thence North 23 degrees 22 minutes 45 seconds West and leaving said right of way a distance of 157.57 feet; thence North 20 degrees 21 minutes 13 seconds West a distance of 446.15 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated April 23, 2001.

Inst # 2001-19771

05/16/2001-19771
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
COR HB 15.00