

This form provided by
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) Jon Patrick Shugrue
(Address) P.O. Box 831
Columbiana, Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 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 Thirteen Thousand, Seven Hundred Fifty and no/100
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dana T. Vansant and wife, Jackie J. Vansant

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jon Patrick Shugrue and wife, Sharon R. Shugrue

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

Shelby County, Alabama to-wit:

PARCEL 1:
Commence at the NW corner of the NE 1/4 of the SE 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 03 minutes 30 seconds West along the North boundary of the NW 1/4 of the SE 1/4 and NE 1/4 of the SW 1/4, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence South 11 degrees 14 minutes 30 seconds East along said right of way 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence South 89 degrees 03 minutes 30 seconds West along said North right of way of Bolton Lane a distance of 591.74 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 75.00 feet; thence North 00 degrees 57 minutes 18 seconds West a distance of 199.98 feet; thence North 89 degrees 05 minutes 34 seconds West a distance of 75.00 feet; thence South 00 degrees 57 minutes 28 seconds East a distance of 199.93 feet to the point of beginning.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way, and permits of record.

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 11th day of July, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Dana T. Vansant (Seal)
Jackie J. Vansant (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dana T. Vansant and wife, Jackie J. Vansant 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, A.D., 2001.

MTA
[Signature]
Notary Public.

Inst # 2001-28925
07/12/2001-28925
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 25.00