

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

Send Tax Notice:
Gregory Lynn Reece
Diane Kristen Gilbert
1 Brookewood Drive
Montevallo, AL 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 One Hundred Ninety-Five Thousand & 00/100 Dollars (\$195,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Paul Herbert Zeanah, Jr. and wife, Marianne S. Zeanah**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Gregory Lynn Reece and wife, Diane Kristen Gilbert**, 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:

A parcel of land in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, described as follow:
From the NE corner of said W $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run South 87 degrees 30 minutes West 296.9 feet to the East right of way of King Street; thence turn left 76 degrees 38 minutes 40 seconds and run Southwest along said right of way 242.42 feet to the point of beginning; thence continue last course 177.48 feet; thence turn left 90 degrees 02 minutes 16 seconds and run Southeast 94.35 feet; thence turn right 16 degrees 06 minutes 46 seconds and run Southeast 60.89 feet; thence turn right 36 degrees 57 minutes 30 seconds and run Southeast 52.80 feet; thence turn left 150 degrees 37 minutes 48 seconds and run North 235.99 feet; thence turn left 81 degrees 27 minutes 12 seconds and run Northwest 153.45 feet to the point of beginning.

Also, a parcel of land in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, described as follow:
Commence at the NE corner of said W $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run South 88 degrees 19 minutes 34 seconds West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 294.9 feet to the East right of way of King Street; thence run South 11 degrees 40 minutes 44 seconds West 242.42 feet along said right; thence run South 77 degrees 22 minutes 03 seconds East 153.45 feet to a point on the West side of a paved road and the point of beginning; thence run South 15 degrees 28 minutes 07 seconds East 46.82 feet along the West edge of said road; thence South 06 degrees 09 minutes 13 seconds East 138.77 feet along the West edge of said road; thence run South 40 degrees 12 minutes 04 seconds West 68.46 feet along the North edge of a paved road; thence run North 04 degrees 05 minutes 20 seconds East 235.99 feet to the point of beginning.

Note: The Property described herein is the same property as described in Real Record 042, Page 716 and Instrument #1997-11277, in the Probate Office of Shelby County, Alabama and we have been in actual, open, continuous, adverse possession of same since out purchase in 1985.

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

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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 16th day of July, 2001 at 831 Island Street, Montevallo, Alabama 35115.

GRANTORS

Paul Herbert Zeanah, Jr. (L.S.)
Paul Herbert Zeanah, Jr.

Marianne S. Zeanah (L.S.)
Marianne S. Zeanah

STATE OF ALABAMA

SHELBY COUNTY

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ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *Paul Herbert Zeanah, Jr. and Marianne S. Zeanah*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of July, 2001.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5/13/04

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