

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

Send Tax Notice:  
Rene Genry  
~~320 Springbrook Lane~~ 5499 Hwy 10  
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 **Five Hundred & 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Rene Genry and Timothy Roy Ross, married persons**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Rene Genry, and husband Brandon Genry, and Timothy Roy Ross, a married man** 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:

**PARCEL ONE:**  
Commence at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West; thence N 00° 18' 00 " W along the east line of said ¼-¼ section and run 210.02 feet to a ½" rebar; thence continue N 00° 22' 07" W and run 137.31 feet to a ½" rebar; thence N 27° 31' 17" W and run 118.55 feet to a ½" rebar on the southerly right-of- way line of County Road No. 10; thence S 31° 15' 33" W and run 180.02 feet to a ½" rebar; thence N 22° 57' 57" W and run 130.00 feet and to a ¾" rebar; thence N 14° 35' 04" W and run 116.29 feet to a point; thence N 49° 14' 32" E and run 42.34 feet to a ⅝" rebar on the southerly right-of-way line of County Road No. 10, said point being on a curve to the right having a central angle of 10° 52' 38" and a radius of 709.50 feet; thence along chord of said curve S 37° 59' 32" E and run a chord distance of 134.49 feet back to the Point Of Beginning. Containing 0.46 acres, more or less.

**PARCEL TWO: (QUIET CLAIM PARCEL)**  
Commence at an old 3" pipe locally known as the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West; thence N 00° 18' 00" W along the east line of said ¼-¼ section and run 210.02 feet to a ½" rebar; thence continue N 00° 22' 07" W and run 137.31 feet to a ½ " rebar; thence N 27° 31' 17" W and run 118.55 feet to a ½" rebar and also thence S 31° 15' 33" W and run 180.02 feet to a ½" rebar and also the Point Of Beginning; thence N 22° 57' 57" W and run 130.00 feet to a ¾" rebar; thence N 14° 35' 04" W and run 116.29 feet to a point; thence N 48° 55' 10" W and run 122.70 feet to a ⅝" rebar; thence S 50° 54' 59" W and run 19.99 feet to a ⅝" rebar; thence S 42° 57' 35" E and run 190.05 feet back to the Point Of Beginning. Containing 0.205 acres, more or less. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS OR RESTRICTIONS OF PROBATED RECORD OR PRESCRIPTIVE NATURE.

**Note:** This deed was prepared without evidence of title. This legal description was taken entirely from a survey by Brad S. Lucas, PLS #23005, dated June 8, 2001 and represents the boundary line as agreed between the subject property owner and the adjacent property owners as reflected in the attached Exhibit "A".

**Note:** This property does not constitute homestead for the Grantor.

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

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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 20<sup>th</sup> day of August, 2001.

GRANTORS

Rene Genry (L.S.)  
Rene Genry

Timothy Roy Ross (L.S.)  
Timothy Roy Ross

STATE OF ALABAMA )

SHELBY COUNTY )

ACKNOWLEDGMENT

I, BARBARA Dodwell, a Notary Public for the State at Large, hereby certify that the above posted names, Rene Genry and Timothy Roy Ross, 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 20<sup>th</sup> day of August, 2001.

Barbara Dodwell  
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES NOV. 29, 2003

# EXHIBIT "A"

To Whom It May Concern:

We, the under sign below, do hereby agree not to contest the deed drawn up by Brad Lucas for Tim Ross on the property of Southeast corner of Southwest 1/4 of Northeast 1/4 of Sec. 2 Township 22 South, Range 4 West

Property-Parcel Two (2) of Deed.

Betty L. Harper 5671 Hwy 10 Montevallo, AL 35115

Cecil L. Lundy and Jimmie 5625 Hwy 10 Montevallo, AL 35115

Reginald Lawley and Dorothy 1320 Conger Rd. Anniston, AL 36207

Mary Ross 5657 Hwy 10 Montevallo, AL 35115

Robert and Janice Lundy 5670 Hwy 10 Montevallo, AL 35115

Clifford Lundy and Flo 5621 Hwy 10 Montevallo, AL 35115

Mrs. Ruby Pratt 141 Hwy 22 MONTEVALLO, AL 35115

WITNESSED BY:

Marie Pharr

Zolhi Yates

SUBSCRIBED AND SIGNED BEFORE ME

THIS 13 DAY OF August 2001

Janet E. Anderson  
JANET E. ANDERSON  
NOTARY PUBLIC, SHELBY COUNTY, ALABAMA  
MY COMMISSION EXPIRES 11-8-2004

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