

PREPARED BY: ROBYN WHITE, TRIMMIER LAW FIRM, 22 Inverness Center Parkway, Suite 200, Birmingham, Alabama 35242

SEND TAX NOTICE TO: JAMES W. WILLIS AND PATRICIA L. WILLIS 720 MORGAN STREET, MONTEVALLO, AL 35115

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED TEN THOUSAND DOLLARS AND NO/100 (\$110,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), LYNN JETER CHAMBERS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH ELLIS JETER, DECEASED, PROBATE COURT CASE NO. 40-275 (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, JAMES W. WILLIS AND WIFE, PATRICIA L. WILLIS (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

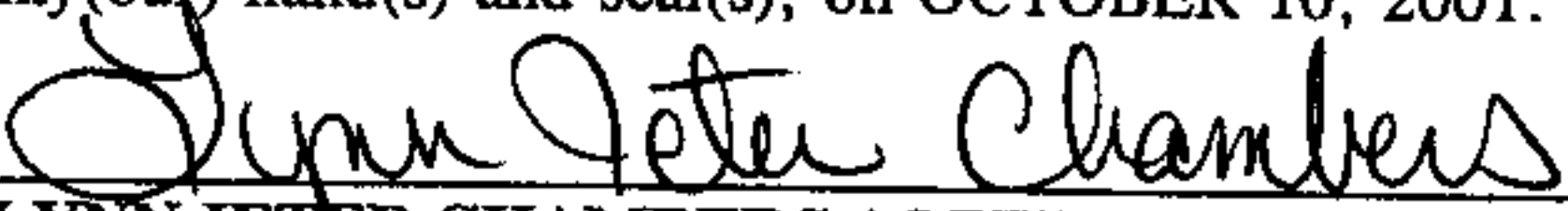
### SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to taxes, assessments or dues from the local district for the year 2001, and subsequent years.
- (5) subject to any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on OCTOBER 10, 2001.



LYNN JETER CHAMBERS AS PERSONAL REPRESENTATIVE  
OF THE ESTATE OF ELIZABETH ELLIS JETER, DECEASED,  
PROBATE COURT CASE NO. 40-275

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that LYNN JETER CHAMBERS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH ELLIS JETER, DECEASED, PROBATE COURT CASE NO. 40-275, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on OCTOBER 10, 2001.

My commission expires: 03-26-2005

  
Notary Public

Inst # 2001-44933

10/17/2001-44933  
10:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 124.00

Inst # 2001-44933

### **SCHEDULE A**

Lot No. 1 fronting Morgan Street 180 feet and running back parallel with Middle Street 150 feet. Said Lot located in the Alma H. Jeter Addition to the Town of Montevallo as described in May and Survey made by R. S. Villadsen, Civil Engineer and recorded in the Office of the Probate Judge, Shelby County, Alabama.

Also, the following parcel of land: A part of property of Mrs. Alma H. Jeter in Montevallo, Alabama, according to map recorded in Deed Book 96, Page 130, in the Office of Judge of Probate, Shelby County, Alabama particularly described as follows: Begin at the point where the SE boundary of Morgan Street, intersects with the NE boundary of Middle Street; thence proceed in a Southeasterly direction along NE boundary of Middle Street, 150 feet of the South corner of Lot No 1 of said property and to the point of beginning of the lot herein conveyed; thence continue in a SE direction along the NE boundary of Middle Street 80 feet; thence in a NE direction perpendicular to Middle Street 50 feet; thence in SE direction along NE boundary of Middle Street 800 feet; thence in a SW direction perpendicular to Middle Street 25 feet; thence in SE direction along NE boundary of Middle Street 200 feet, more or less, to Shoal Creek; thence in a Northerly direction along Shoals Creek 269 feet, more or less, to the SE corner of the Alabama College Water Tank Lot; thence in a Westerly direction along the South boundary of said water tank Lot 162 feet, more or less, to the SW corner of the same; thence in a NW direction 150 feet, more or less, to the South corner of Lot No 4, of said Mrs. Alma H. Jeter property; thence continue in NW direction 150 feet to the East corner of said Lot No 1; thence in a SW direction along SE boundary of said Lot No 1, 130 feet to the point of beginning. Situated in Shelby County, Alabama.

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