

SEND TAX NOTICE TO:

PAUL LUTZ

1201-Highway 93  
Valencia, AL 35080

CLIFFORD W. HARDY, JR., P.C.

Attorney at Law  
1600 3rd Avenue, North,  
Bessemer, AL 35020 (205) 428-7348

**WARRANTY DEED**

JOINT GRANTEES WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

Inst # 2001-52143  
12/03/2001-52143  
10:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
47.00  
003 MEL

**KNOW ALL MEN BY THESE PRESENT**

That in consideration of: **THIRTY THOUSAND & NO/100 (\$30,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, **I, RYNTHIA W. VINES, an unmarried woman,** GRANTOR, do hereby grant, bargain, sell, and convey unto **PAUL LUTZ and wife JOYCE LUTZ,** GRANTEES, the following described real estate situated in SHELBY County, Alabama, to-wit:

**LEGAL DESCRIPTION OF PROPERTY HEREIN CONVEYED IS SET OUT IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF IN ITS ENTIRETY.**

**Subject to all easements, rights-of-way, encumbrances, covenants, and restrictions of record.**

**NOTE: The Grantor herein reserves a LIFE ESTATE in the property herein conveyed for and during the term of his natural life.**

**NOTE: THERE WAS NO TITLE SEARCH ON THE PROPERTY HEREIN CONVEYED, PREPARER MAKES NO REPRESENTATION NOR HAS ANY KNOWLEDGE AS SUCH. PREPARER ACTED SOLELY ON INFORMATION PRODUCED BY GRANTOR**

**TO HAVE AND TO HOLD** to said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, (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 do for my heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and I will and my 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 have hereunto set my hand and seal this 30<sup>th</sup> day of **NOVEMBER, 2001.**

*Paul Lutz*  
WITNESS

*Rynthia W. Vines* (SEAL)  
RYNTHIA W. VINES

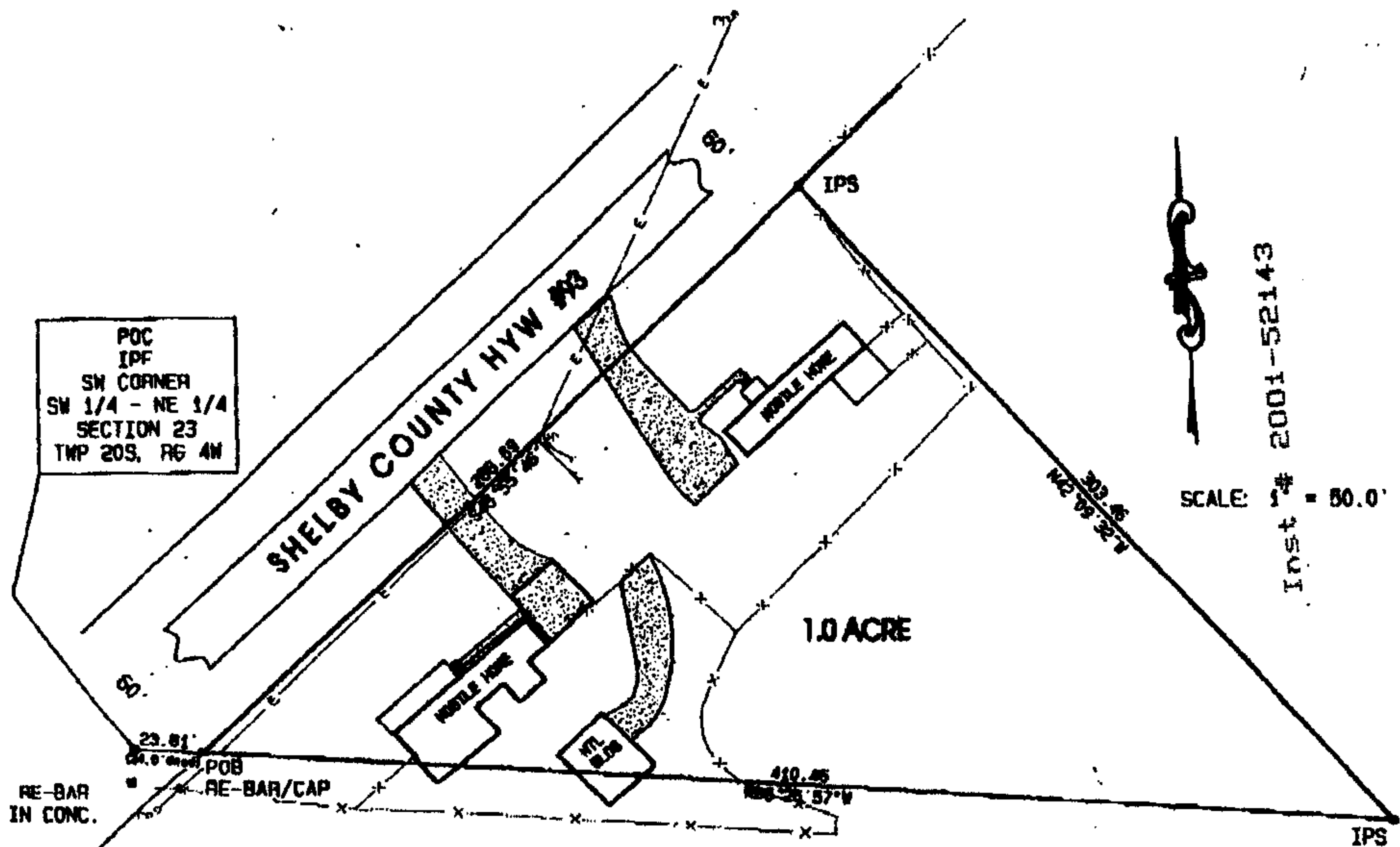
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, **VEDA T. PRAYTOR**, a Notary Public, in and for said State of Alabama at Large, hereby certify that **RYNTHIA W. VINES, an unmarried woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 30<sup>th</sup> day of November, 2001.

Veda T. Praytor  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/24/03

# EXHIBIT "A"



STATE OF ALABAMA  
COUNTY OF SHELBY

I, Karl Hager, a Registered Land Surveyor in the State of Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information, and belief, for the following described property:

Commencing at the SW corner of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 4 West; thence South 86°25'57" East, along the South line of said 1/4 - 1/4 Section, a distance of 23.81 feet to a point on the Southeasterly right of way of Shelby County Highway #93, and the Point of beginning; thence continue South 86°25'57" East, a distance of 410.46 feet; thence North 42°09'32" West, a distance of 303.46 feet; thence South 45°55'46" West, a distance of 286.69 feet to the Point of Beginning.  
Containing 1.0 acres, more or less.

I further state that there are no right of ways, easements of joint driveways over or across said lands visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereof, including poles, anchor or guy wires on or over said property except as shown; that I have consulted the Federal Flood Hazard Maps (or the U. S. Department of the Interior Geological Survey Map) and found that this property DOES NOT lie within a special flood prone area; that there are no encroachments to same that are visible on the surface except as shown, that improvements are located as shown.

According to my survey, this the 8th day of November, 2001.

*Karl Hager*  
Karl Hager, L.S.  
Reg. No. 11848

SOURCE OF TITLE: INST. #2001-02324

01140

TYPE OF SURVEY  
BOUNDARY  
  
HAGER COMPANY, INC.  
1825-D 12th AVE  
BESSEMER, AL 35020  
(205) 424-4235  
FAX: 425-6310

C/L - CENTERLINE  
IPF - 5/8" REBAR WITH CAP  
IPF - IRON PIN FOUND  
CALC. - CALCULATED  
MEAS. - MEASURED  
R/W - RIGHT OF WAY  
CONC. - CONCRETE  
PP - POWER POLE  
FC - FENCE POST/CORNER  
M/L - METAL  
BM - BENCH MARK FOUND  
TBM - BENCH MARK SET  
ANC - POWER POLE ANCHOR

N - NORTH  
S - SOUTH  
E - EAST  
W - WEST  
POC - POINT OF COMMENCEMENT  
POB - POINT OF BEGINNING  
P - POINT SET  
E - POINT EXISTING  
CALC - POINT CALC  
NOT SET - POINT NOT SET  
P - PENCE LINE  
E - EASEMENT LINE  
O - OVER HEAD POWER/TEL

