

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Johnney Lee Sneed and Betty Joyce Sneed
2777 Highway 17
Montevallo, Alabama 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Forty five thousand and no/100 (\$45,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **M. Scott Metcalf and Teresa C. Metcalf, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Johnney Lee Sneed and Betty Joyce Sneed** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Johnney Lee Sneed and Johnny Lee Sneed are one and the same person.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 grantee, his, her or 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 stated 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 grantee, his, her or 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) this 6th day of March, 2002.

Witness

Witness

M. Scott Metcalf (Seal)
M. Scott Metcalf
Teresa C. Metcalf (Seal)
Teresa C. Metcalf

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **M. Scott Metcalf and Teresa C. Metcalf, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2002.

Notary Public
My Commission Expires: 02-25-05

03/11/2002-11441
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE H.C. 59.00

2002-11441

EXHIBIT "A"

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said Section 35 a distance of 739.49 feet to a point. Thence South 00 degrees 00 minutes 00 seconds East a distance of 179.53 feet to the "POINT OF BEGINNING" also being on the West bank of Shack Branch slough on Lay Lake, thence South 22 degrees 35 minutes 51 seconds East along said West bank a distance of 97.23 feet to a point, thence North 90 degrees 00 minutes 00 seconds West a distance of 428.88 feet to a point, thence North 34 degrees 33 minutes 59 seconds West a distance of 109.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 453.35 feet to the "POINT OF BEGINNING".

Inst # 2002-11441

03/11/2002-11441
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 59.00