



JEFFERSON TITLE CORPORATION

This instrument was prepared by Edward Freeman II P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) STONE, PATTON, KIERCE & FREEMAN

(Address) 118 North 18th Street
Bessemer, Alabama 35020

Inst # 2002-13943

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP 03/25/2002-13943

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT I, JUDGE OF PROBATE
SHELBY COUNTY, ALABAMA
001 MEI 12.00

That in consideration of One and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

TRACY JEAN PARDUE, wife of the herein named grantee, BOBBY J. PARDUE,

(herein referred to as grantors) do grant, bargain, sell and convey unto

TRACY JEAN PARDUE and BOBBY J. PARDUE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 1 East and run thence Westerly along the South line of said 1/4-1/4 Section a distance of 86.44 feet to the point of beginning of the property being described; thence run South 66 degrees 11 minutes 59 seconds West a distance of 58.95 feet to a point; thence run along an existing fence South 89 degrees 31 minutes 25 seconds East a distance of 486.60 feet to a point; thence run South 88 degrees 10 minutes 07 seconds East along said fence a distance of 89.87 feet to a point; thence run South 89 degrees 51 minutes 52 seconds East along said fence a distance of 98.32 feet to a point; thence run South 85 degrees 53 minutes 45 seconds East along said fence a distance of 121.44 feet to a point on the Westerly edge of a creek or branch; thence run North 26 degrees 51 minutes 12 seconds East along said edge of said branch or creek a distance of 47.28 feet to a point; thence run along the North edge of same said creek or branch South 67 degrees 42 minutes 57 seconds East a distance of 73.54 feet to a point; thence run North 38 degrees 23 minutes 48 seconds East along the West edge of said creek or branch a distance of 25.21 feet to a point; thence run North 16 degrees 15 minutes 48 seconds East on the West edge of said branch or creek a distance of 121.28 feet to a point; thence run North 40 degrees 59 minutes 11 seconds West along the West edge of said creek or branch a distance of 90.49 feet to a point; thence run North 14 degrees 33 minutes 51 seconds West along said West edge of said branch or creek a distance of 45.14 feet to a point; thence run North 07 degrees 08 minutes 18 seconds West along said edge of said branch or creek a distance of 157.19 feet to a point; thence run South 66 degrees 11 minutes 59 seconds West a distance of 721.31 feet to the point of beginning.

Also 30 foot wide easement for access to just described property the centerline of which is described as follows:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 1 East and run thence Westerly along the South line of said 1/4-1/4 Section a distance of 86.44 feet to a point; thence run North 66 degrees 11 minutes 59 seconds East along the Northerly line of just described property a distance of 588.47 feet to the point of beginning, on the centerline of easement being described; thence run North 50 degrees 23 minutes 43 seconds West a distance of 495.73 feet to a point; thence run South 89 degrees 24 minutes 35 seconds West a distance of 745.17 feet to a point; thence run North 1 degree 46 minutes 11 seconds West a distance of 380.04 feet to a point marking the intersection of said centerline of said easement with the South right-of-way line of U.S. Highway No. 280 and the end of easement.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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 have hereunto set my hand(s) and seal(s), this 18th

day of March 2002

~~xxxxxx~~ The undersigned has been the sole owner of this real estate and it is the intent and purpose of this conveyance to create tenancy with right of survivorship in the grantor and her husband, BOBBY J. PARDUE.

Tracy Jean Pardue

Tracy Jean Pardue

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that TRACY JEAN PARDUE

whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day that, being informed of the contents of the conveyance SHE executed the same voluntarily

on this day the same bears date.

Given under my hand and official seal this 18th day of March A.D. 2002

MY COMMISSION EXPIRES: 1905

Rachelle Karr Parsons

Notary Public

03631-2002 # 1511

STONE, PATTON, KIERCE & FREEMAN
1ST OFFICE BOX 237
BESSEMER, ALABAMA 35021