

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Johnathan A. Price
(Address) 224 Jonesboro Circle
Columbiana, Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty Six Thousand and no/100----- DOLLARS

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

Alfred Preston Heard, a married man
Amy Kathleen Heard Sandlin and husband Rob Sandlin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnathan A. Price and Rhonda H. Price

(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 SW corner of the SW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 17 minutes 23 seconds West along the East line of said 1/4-1/4 section for a distance of 622.23 feet to the POINT OF BEGINNING, said point also being a point on the easterly right of way line of Jonesboro Circle (80' ROW); thence continue along the last described course and along said right of way for a distance of 81.80 feet; thence North 89 degrees 29 minutes 26 seconds East and leaving said right of way for a distance of 235.53 feet; thence South 00 degrees 17 minutes 23 seconds East for a distance of 115.46 feet to a point on the northerly right of way line of Jonesboro Circle (60' ROW); thence North 82 degrees 22 minutes 22 seconds West along said right of way for a distance of 237.80 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, dated December 15, 1999.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 2002-14886

04/01/2002-14886
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 12.00

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 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, we have hereunto set our hand(s) and seal(s), this 28th day of March, 2002.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Alfred Preston Heard (Seal)
Alfred Preston Heard
Rob Sandlin (Seal)
Rob Sandlin
Amy Kathleen Heard Sandlin (Seal)
Amy Kathleen Heard Sandlin

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alfred Preston Heard and Amy Kathleen Heard Sandlin and Rob Sandlin whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, A.D., 19 2002

My Commission Expires: 10/16/04

Mike Atchison