

AD

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
  
KENNETH L. NORTHCUTT  
770 HIGHWAY 332  
PELHAM, AL 35124

Inst # 2002-16592  
04/10/2002-16592  
08:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.50  
002 HSB

STATE OF ALABAMA)  
  
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
  
**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CLYDE M. LEDFORD and MARTHA J. LEDFORD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KENNETH L. NORTHCUTT and MARY A. NORTHCUTT, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

**PARCEL I**  
LOTS 1 AND 4, ACCORDING TO THE SURVEY OF LEDFORD FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 29 PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**PARCEL II**  
BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20 TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN 89 DEGREES 32' 15" EAST FOR 528.00 FEET; THENCE RUN NORTH 09 DEGREES 08' 36" WEST FOR 195.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 332; THENCE RUN SOUTH 72 DEGREES 10' 10" WEST, ALONG SAID RIGHT OF WAY FOR 524.19 FEET TO A POINT ON THE WEST LINE OF SAID 1/4-1/4; THENCE RUN SOUTH 03 DEGREES 18' 41" WEST FOR 37.20 FEET TO THE POINT OF BEGINNING.

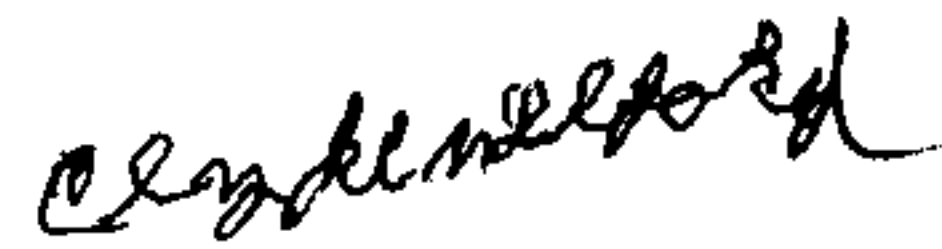
Subject to existing easements, current taxes, restrictions and covenants, setback lines and rights of ways, if any, of record.

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

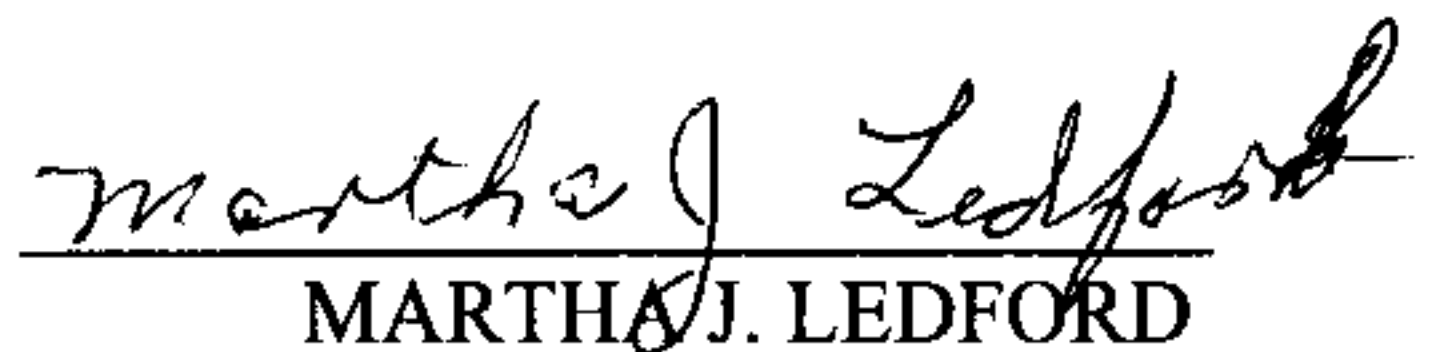
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CLYDE M. LEDFORD and MARTHA J. LEDFORD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 4<sup>th</sup> day of April, 2002.



CLYDE M. LEDFORD



MARTHA J. LEDFORD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CLYDE M. LEDFORD and MARTHA J. LEDFORD, HUSBAND AND WIFE, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 4<sup>th</sup> day of April, 2002.



Notary Public

My commission expires: 01/14/04

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