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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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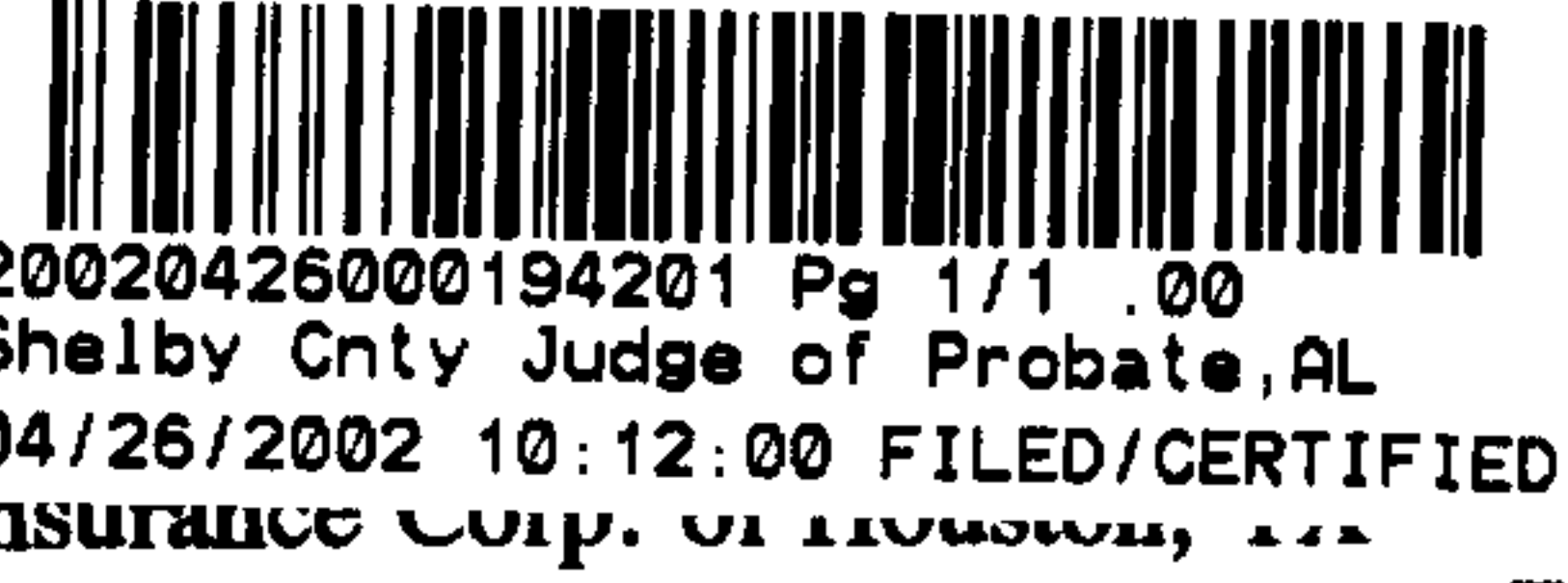
SEND TAX NOTICE TO:

(Name) Andrew M. Vansant

(Address) 5160 Hwy 47

Shelby TX 147

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

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
Shelby COUNTY }

That in consideration of One Hundred Twelve Thousand and no/100----- DOLLARS

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

Annette D. Skinner, a single woman

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

Andrew M. Vansant and Amy S. Vansant

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

Shelby

County, Alabama to-wit:

The SE 1/4 of NE 1/4 of Section 4, Township 24 North, Range 15 East, Shelby County, Alabama.

LESS AND EXCEPT the following described property:

A part of the SE 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 15 East, described as follows:

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 15 East for the point of beginning; thence run North on the Section line for 330.0 feet; thence turn left 94 degrees 56 minutes 39 seconds for 660.0 feet; thence turn left 85 degrees 03 minutes 21 seconds for 330.0 feet to the South Quarter-Quarter line; thence turn left 94 degrees 56 minutes 39 seconds and along said Quarter-Quarter line for 660.0 feet to the point of beginning.

According to survey of Ralph E. Chappell, RLS #10549, dated March 5, 2002.

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

Annette D. Skinner is the surviving grantee in that certain deed recorded in Deed Book 246, Page 554, in the Probate Office of Shelby County, Alabama; the other grantee, John Skinner, having died on or about the 3 day of July, 1977.

04/26/2002-19420
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 33.00

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, I have hereunto set my hand(s) and seal(s), this 24th day of April, 2002.

WITNESS:

(Seal)
(Seal)
(Seal)

Annette D. Skinner (Seal)
Annette D. Skinner (Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Annette D. Skinner 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 the day the same bears date.

Given under my hand and official seal this 24th day of April, A. D., 19 2002

My Commission Expires: 10/16/04

[Signature] Notary Public.

Inst # 2002-19420