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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) James W. Dawson

(Address) 8715 Hwy 119

Alabama, Ala 35007

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



20020610000273070 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
06/10/2002 15:31:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart

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

That in consideration of Eighty Three Thousand Three Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David Hoyt Finley, Personal Representative of the Estate of Zora Mae Finley, Deceased
Probate Case NO. 42-242, Shelby County, Alabama,

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

James W. Dawson and Margaret C. Dawson

(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 NW corner of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 2 degrees 0 minutes 0 seconds East for a distance of 1201.76 feet to the POINT OF BEGINNING; thence North 85 degrees 35 minutes 42 seconds East a distance of 161.60 feet; thence South 1 degree 12 minutes 55 seconds east a distance of 247.49 feet to the northerly right of way of Shelby County Hwy. 26; thence South 84 degrees 50 minutes 38 seconds West along said right of way a distance of 161.98 feet to the intersection of said right of way and the easterly right of way of Shelby County Hwy. 340; thence North 1 degree 9 minutes 28 seconds West and leaving said Hwy. 26 and along said Hwy. 340 right of way a distance of 249.63 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 13, 2001.

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

\$83,300.00 of the above described purchase price was paid from a mortgage recorded simultaneously herewith.

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 4th day of June, 2002.

WITNESS:

ESTATE OF ZORA MAE FINLEY, CASE NO.42-242

(Seal)
(Seal)
(Seal)

David Hoyt Finley (Seal)
David Hoyt Finley, Personal Representative (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 David Hoyt Finley, Personal Representative of the Estate of Zora May Finley 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 he executed the same voluntarily on the day the same bears date, in his capacity as such Personal Representative.

Given under my hand and official seal this 4th day of June A. D., 192002

My Commission Expires: 10/16/04

[Signature of Notary Public]

Notary Public.