

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) Amos M. J. Hensley

(Address) 830 Matherhorn Rd

Wilksville AL 35186



20020719000337130 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/19/2002 10:39:00 FILED/CERTIFIED X

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewar.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Nine Thousand Four Hundred Fifty and no/100-----DOLLARS

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

E. E. Allred and wife, Anniece D. Allred

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

Amos M. J. Hensley and Ann Margaret Posada

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

Shelby

County, Alabama to-wit:

PARCEL B:

Begin at the NE corner of the NW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 1 degrees 19 minutes 44 seconds West a distance of 892.40 feet; thence South 88 degrees 54 minutes 53 seconds West a distance of 963.23 feet; thence North 0 degrees 26 minutes 53 seconds West a distance of 891.64 feet; thence North 88 degrees 54 minutes 48 seconds East a distance of 990.91 feet to the point of beginning.

Also, a 30-foot non-exclusive easement for ingress and egress to and from caption lands described as follows:

Commence at the NW corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 6 degrees 38 minutes 49 seconds West a distance of 995.91 feet to the point of beginning of the Southerly and Easterly edge of a 30-foot ingress, egress and utility easement lying 30 feet North and West of said line; thence South 73 degrees 15 minutes 2 seconds East a distance of 482.12 feet; thence North 1 degrees 19 minutes 54 seconds East a distance of 243.11 feet; thence North 0 degrees 26 minutes 53 seconds West a distance of 30.00 feet to the end of said line.

According to survey of Rodney Y. Shiflett, RLS #21784, dated June 27, 2002.

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

All of the above recited 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, we have hereunto set our hand(s) and seal(s), this 17th day of July, 2002.

WITNESS:

E.E. Allred

(Seal)

E. E. Allred

By: David E. Allred, POA

(Seal)

By: David E. Allred, Attorney in Fact

under Power of Attorney recorded as (Seal)

Instrument # 200207190003371000, in Probate Office

STATE OF ALABAMA

of Shelby County, AL

Shelby

COUNTY

200207190003371000

Anniece D. Allred

(Seal)

Anniece D. Allred

By: David E. Allred, POA

(Seal)

By: David E. Allred, Attorney in Fact under

Power of Attorney recorded as (Seal)

Instrument # 200207190003371000, in Probate

Office of Shelby County, Alabama.

200207190003371000

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David E. Allred whose name as Attorney in Fact for E. E. Allred and Anniece D. Allred 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 Attorney in Fact.

Given under my hand and official seal this 17th day of July, 2002 A.D., 20

My Commission Expires: 10/16/04

Notary Public.