


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) Charles H. Dover
(Address) P.O. Box 1430
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 } **KNOW ALL MEN BY THESE PRESENTS,**
Shelby COUNTY }
That in consideration of One Hundred Sixty Five Thousand and no/100----- DOLLARS


20020719000338170 Pg 1/1 19.50
Shelby Cnty Judge of Probate, AL
07/19/2002 13:22:00 FILED/CERTIFIED

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

Patrick Kent O'Shields, a Single man
Donna H O'Shields, a Single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles H. Dover and Amanda L. Dover

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby
County, Alabama to-wit:

A parcel of land situated in the SW 1/4 of the NE 1/4 and the NE 1/4 of Section 24, Township 21 South, Range 1 West, in Shelby County, Alabama, and being more particularly described as follows:
Commence at a point on the Southeast right of way line of Alabama Highway No. 25 and the intersection of the West line of Lot 1 of Highland Subdivision, as recorded in Map Book 5, Page 25, in the Judge of Probate Office, Shelby County, Alabama; thence run South along the West line of said subdivision, being lots 1, 2, & 3, a distance of 408.79 feet to the point of beginning; thence continue in the same direction a distance of 387.50 feet to a point; thence turn an angle of 125 degrees 58 minutes 43 seconds to the right and run a distance of 379.38 feet to a point on the Southeast right of way of Alabama State Hwy. No. 25; thence turn angle of 81 degrees 29 minutes 47 seconds to the right and run along said Hwy. right of way a distance of 287.46 feet; thence turn an angle of 89 degrees 50 minutes 25 seconds to the right and run a distance of 195.98 feet to the point of beginning. According to survey of Robert C. Farmer, PLS #14720, dated December 30, 1992. Situated in Shelby County, Alabama.

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

\$156,750.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR SPOUSES.

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.

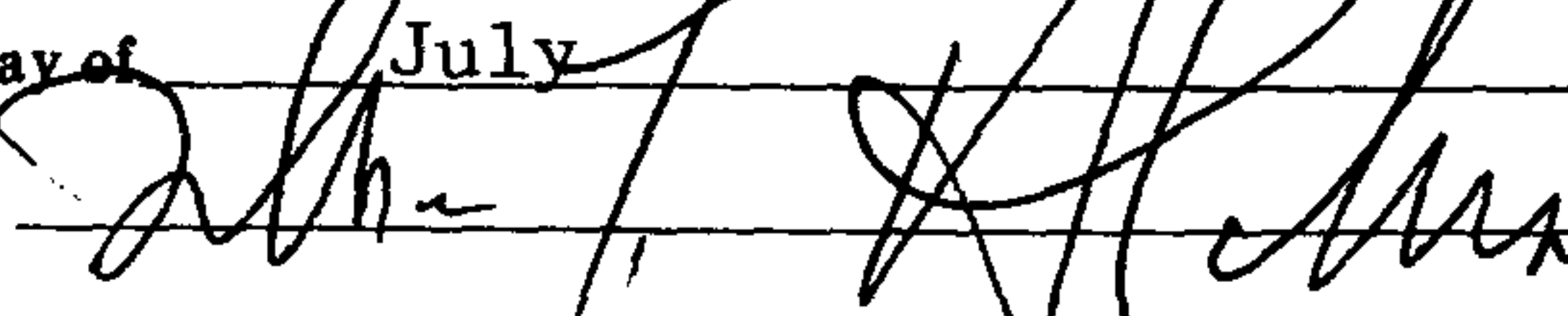
IN WITNESS HEREOF, WE have hereunto set OUR hand(s) and seal(s), this 19th day of July, 2002.

WITNESS:

_____(Seal) Patrick Kent O'Shields (Seal)
_____(Seal) Patrick Kent O'Shields
_____(Seal) Donna H. O'Shields (Seal)
_____(Seal) Donna H. O'Shields

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Patrick Kent O'Shields and Donna H. O'Shields whose name s 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 19th day of July, A. D., 19 2002
My Commission Expires: 10/16/04

Notary Public.