

"NO CERTIFICATION IS MADE AS TO TITLE." 5,600

20020719000338420 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
07/19/2002 13:44:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
Mr. & Mrs. Robert W. Levan
7328 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of --One Dollar and other good and valuable considerations--(\$1.00)-
DOLLAR

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

Daniel G. Levan and wife, Michal A. Levan

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

Robert W. Levan and Shona W. Levan

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

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitation
if any, of record.

Subject to ad valorem taxes for the current tax year.

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 (I) have hereunto set our (my) hands and seals this 17 day
of June, 2002.

Daniel G. Levan

Michal A. Levan

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Daniel G. Levan and wife, Michal A. Levan
whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged
before me that being informed of the contents of the conveyance, he/she/they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of June, 2002.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 29, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBT "A"

Commence at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 86°56'34" W along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 840.90 to the POINT OF BEGINNING; thence N 22°42'15" W a distance of 349.60'; thence S 53°34'59" W a distance of 208.46'; thence S 14°7'32" E a distance of 218.68'; thence N 86°56'34" E a distance of 249.67' to the POINT OF BEGINNING. Said parcel of land contains 1.43 acres, more or less.

EASEMENT "A"

Commence at the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 86°56'34" W along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 840.90'; thence N 22°42'15" W a distance of 349.60'; thence S 53°34'59" W a distance of 52.75'; thence N 36°25'1" W a distance of 12.50' to the POINT OF BEGINNING of the centerline of a 25' ingress, egress, and utility easement lying 12.5' to either side of and parallel to described centerline; thence SW 53°34'59" W along said centerline a distance of 155.71'; thence S 48°31'37" W along said centerline a distance of 90.49'; thence S 37°6'1" W along said centerline a distance of 198.72'; thence S 63°9'22" W along said centerline a distance of 85.66' to the easterly right-of-way for Shelby County Hwy 47 and the END of said centerline.