


WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of SHELBY
Presents:

Send Tax Notice To:
JANSON EDMONDSON and ANGELA EDMONDSON
2075 14TH STREET
CALERA, ALABAMA 35040


20021112000558860 Pg 1/2 29.50
Shelby Cnty Judge of Probate, AL
11/12/2002 09:31:00 FILED/CERTIFIED

That in consideration of
THAT IN CONSIDERATION OF **Seventy-Seven Thousand and 00/100 DOLLARS (77,000.00)**
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, MARY E. NICHOLS, A SINGLE PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto
JANSON EDMONDSON and ANGELA EDMONDSON
(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 EXHIBIT "A"

Subject to Easements, Restrictions and rights of way of record.

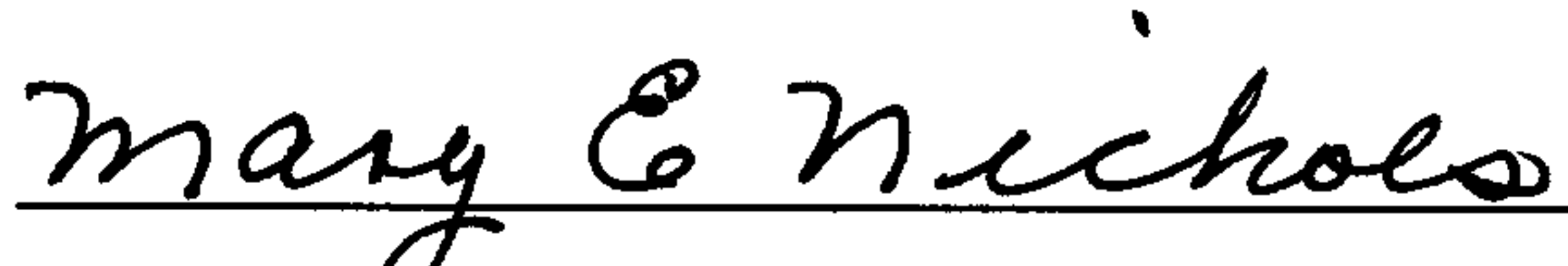
\$61,600.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees JANSON EDMONDSON and ANGELA EDMONDSON 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/WE have hereunto set MY/OUR hand(s) and seal(s), this 25th day of October, 2002.
WITNESS:

_____(Seal)


_____(Seal)
MARY E. NICHOLS

_____(Seal)

_____(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MARY E. NICHOLS A SINGLE PERSON whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October A.D., 2002.

60365
PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/12/06



EXHIBIT "A"

THAT PART OF LOTS NUMBERED 1,2,3 AND 4 BLOCK 259, ACCORDING TO J.H. DUNSTAN'S MAP OF THE TOWN OF CALERA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT NUMBER 1, WHICH POINT OF BEGINNING IS ALSO THE POINT WHERE THE NORTH LINE OF 21ST AVENUE INTERSECTS THE EAST LINE OF 14TH STREET; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT NUMBER 1, WHICH LINE IS ALSO THE NORTH LINE OF 21 ST AVENUE, FOR A DISTANCE OF 145 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION ACROSS SAID LOTS NUMBERED 1,2,3 AND 4 FOR A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID 14TH STREET, WHICH POINT IS ALSO THE NORTHWEST CORNER OF SAID LOT NUMBER 4; AND, THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF SAID LOTS NUMBERED 4,3,2 AND 1, WHICH IS ALSO ALONG THE EAST LINE OF 14TH STREET, FOR A DISTANCE OF 192 FEET TO THE POINT OF BEGINNING.