


SEND TAX NOTICE TO:  
(Name) James W. And Maxine A. Blackmon  
(Address) P. O. Box 500  
Wilsonville, AL 351861

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

  
20021127000594070 Pg 1/1 15.00  
Shelby Cnty Judge of Probate, AL  
11/27/2002 11:45:00 FILED/CERTIFIED

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

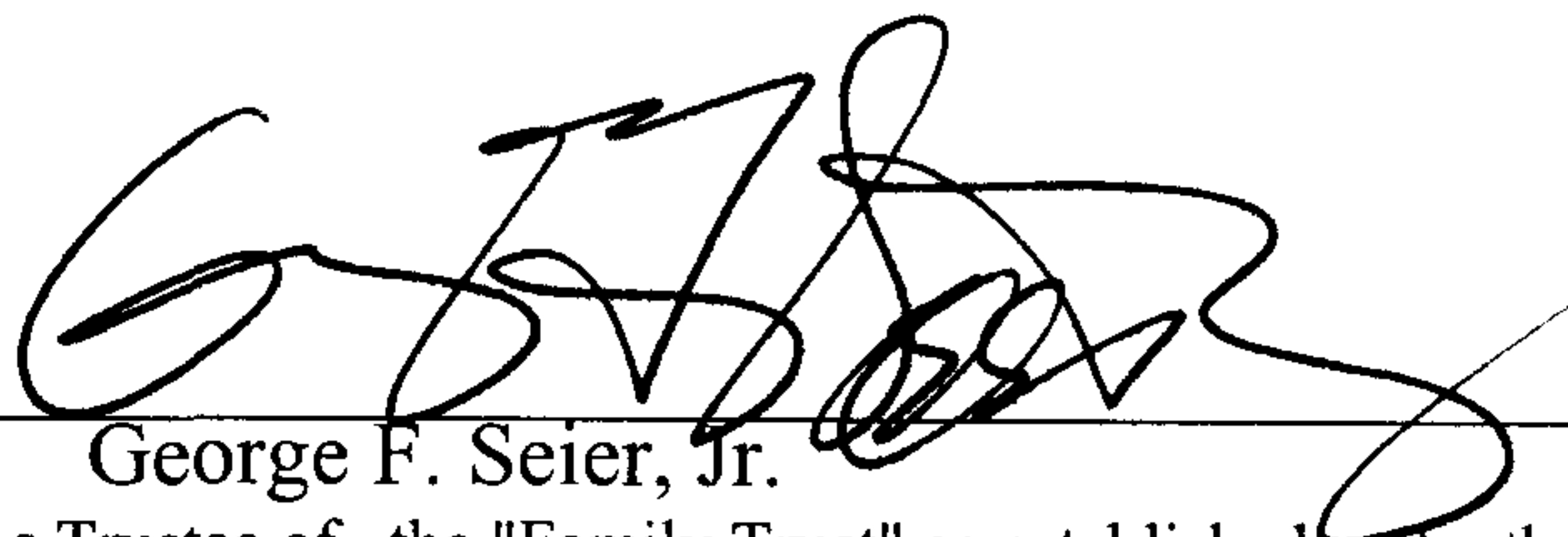
**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **One Dollar (\$1.00) and other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **George F. Seier, Jr., as Trustee of the "Family Trust" as established under the Will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama** (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto **James W. Blackmon and wife, Maxine A. Blackmon** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 2 West; thence run S 01 deg. 46' 36" E for 101.63'; thence run N 89 deg. 09' 30" W for 484.74' to a point on the Eastlry right of way line of a county road; said point being situated on a curve to the left having a radius of 80.00' and a central angle of 25 deg. 20' 44"; thence run along the arc of said curve for 35.39'; thence run N 19 deg. 14' 35" E, along said right of way for 153.55'; thnce run N 89 deg. 40' 18" E for 409.17'; thence run S 02 deg. 13' 47" E for 82.72' to the point of beginning, containing 1.83 acres, more or less, subject to any rights of ways and/or easements of record.

**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 hands and seals this 20<sup>th</sup> day of November 2002.

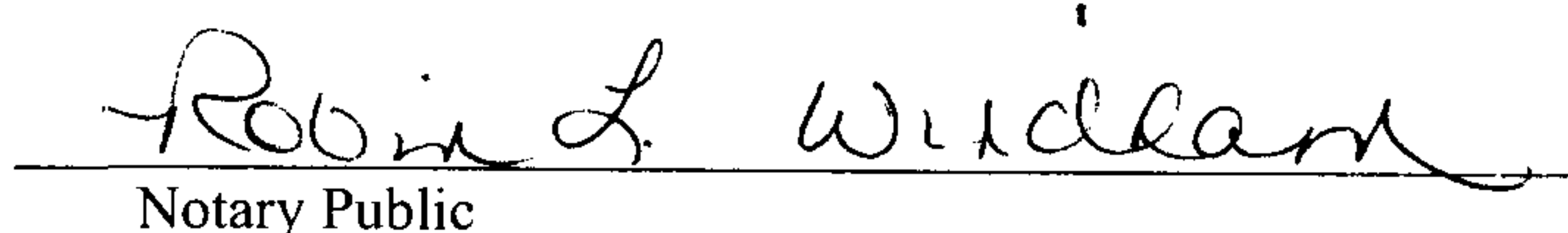
  
George F. Seier, Jr.

As Trustee of the "Family Trust" as established under the Will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George F. Seier, Jr., whose name as Trustee of the "Family Trust" as established under the Will of George F. Seier, Sr., deceased, Probate Docket 33, page 138, in the Probate Office of Shelby County, Alabama, 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, in his capacity as such Trustee of said Family Trust, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of November, 2002.

  
Notary Public

**My commission expires August 14, 2005**