

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
David Schilleci and Sandra Schilleci
1200 County Road 39
Chelsea, Alabama 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred fifty four thousand and no/100 (\$154,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **D. C. Thrasher and Charlene Thrasher, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David Schilleci and Sandra Schilleci** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$144,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 4th day of December, 2002.

Witness

 (Seal)
D. C. Thrasher

Witness

 (Seal)
Charlene Thrasher

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **D. C. Thrasher and Charlene Thrasher, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2002.


Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, Block 1 of Gilbert Estate as shown by map made by Frank V. Wheeler on November 20, 1964, and which said lot is more particularly described as follows: Begin at the Northeast corner of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 1 West, thence run East along the North line of said 1/4-1/4 section a distance of 634.80 feet to the West right of way line of County Highway No. 39; thence turn an angle of 114 degrees 16 minutes 12 seconds to the right and run along a curve (whose Delta angle is 9 degrees 20 minutes tan. dist. is 68.23 feet, radius is 835.84 feet, length of arc is 136.16 feet); thence turn an angle of 4 degrees 40 minutes to the right and run along a tangent, a distance of 43.74 feet; thence turn an angle of 76 degrees 23 minutes to the right and run a distance of 578.42 feet to the West line of the East 1/2 of the Southeast 1/4, of the Northeast 1/4; thence turn an angle of 75 degrees 11 minutes to the right and run North along said line a distance of 8.76 feet to the point of beginning; situated in the East 1/2 to the Southeast 1/4 of the Northeast 1/4 of said Section 4, Shelby County, Alabama.