

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
60 Jade Lane
Shelby, AL 35143


20021218000633870 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
12/18/2002 14:38:00 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 Fourteen Thousand and no/100 DOLLARS (\$14,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Thomas R. Edwards and Cliassa D. Edwards, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Bobby Wayne Etness and Laurie J. Etness (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land in the West half of the Southwest quarter of Section 3, Township 24 North, Range 15 East, being more particularly described as follows: Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 3; thence North 05 degrees 53 minutes 04 seconds East, along the East line of said sixteenth section, a distance of 256.86 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502"; thence South 87 degrees 57 minutes 34 seconds West, a distance of 180.15 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502", on the East right of way of State Highway No. 145; thence along a curve to the right, in said right of way, having a radius of 11559.16 feet and a chord bearing of South 23 degrees 07 minutes 17 seconds West, an arc length of 379.74 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0505"; thence South 63 degrees 51 minutes 57 seconds East, a distance of 310.11 feet to a 1/2" rebar set, with a cap stamped "Wheeler CA 0502", on the East line of said sixteenth section; thence North 05 degrees 53 minutes 04 seconds West, a distance of 238.18 feet to the point of beginning.

\$14,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns

Wm R Justice

of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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.

20021218000633870 Pg 2/2 18.00
Shelby Cnty Judge of Probate, AL
12/18/2002 14:38:00 FILED/CERTIFIED

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
13th day of December, 2002.


Thomas R. Edwards

Cliassa D. Edwards

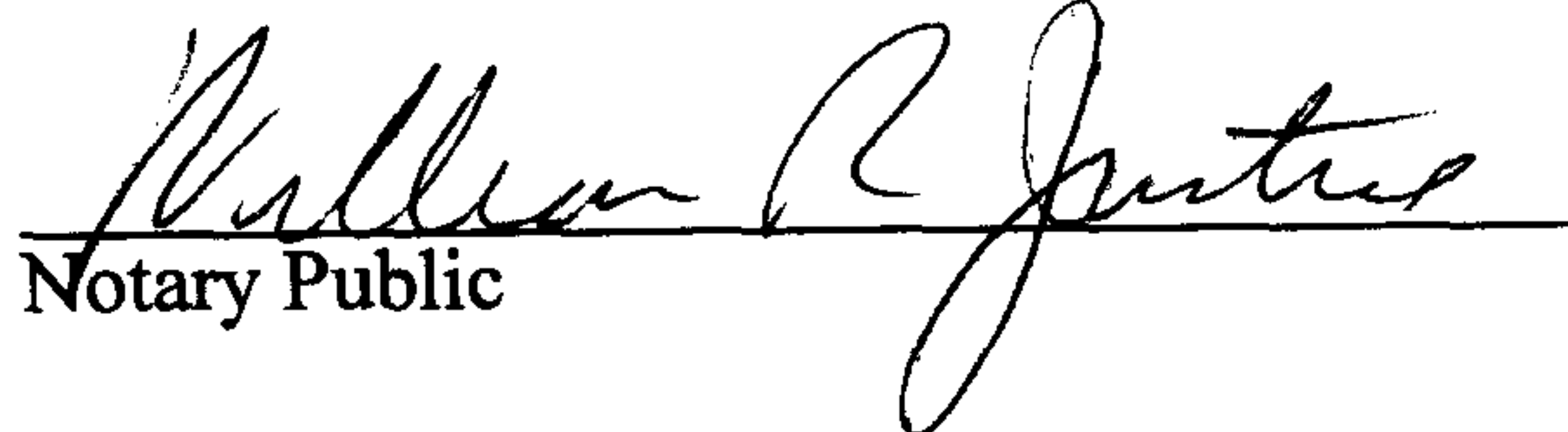
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Edwards and Cliassa D. Edwards, husband and wife, whose names 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 13th day of December, 2002.


Notary Public