

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20030117000035140 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
01/17/2003 11:31:00 FILED/CERTIFIED

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

Penny D. Vance Colburn and Kenneth W. Colburn

330 Woodland Drive

Montevallo, Alabama 35115

That in consideration of

Five Hundred and No Cents (\$500.00) dollars

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

PENNY D. VANCE N/KA PENNY D. VANCE-COLBURN AND KENNETH W. COLBURN, A MARRIED COUPLE

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

PENNY D. VANCE-COLBURN AND KENNETH W. COLBURN

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

A TRACT OF LAND SITUATED IN THE NW1/4 OF NW1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW1/4 OF NW1/4 SECTION 4, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 575.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 266.24 FEET; THENCE RIGHT 87 DEG. 59'51" AND RUN SOUTHERLY ALONG AN EXISTING FENCE A CHORD DISTANCE OF 138.57 FEET; THENCE RIGHT 8 DEG. 32' AND RUN SOUTHERLY ALONG SAID FENCE A CHORD DISTANCE OF 99.31 FEET; THENCE RIGHT 80 DEG. 30' 45" AND RUN WESTERLY A DISTANCE OF 302.87 FEET; THENCE RIGHT 102 DEG. 32'27" AND RUN NORTHERLY 256.38 FEET TO THE POINT OF BEGINNING.

THIS IS TO CREATE A SURVIVORSHIP DEED.

Subject to Easements, Restrictions and rights of way 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, I have hereunto set my hand(s) and seal(s), this 27th day of December 2002.

WITNESS:

_____(Seal)

Penny D. Vance N/KA Penny D. Vance-Colburn (Seal)

_____(Seal)

Kenneth W. Colburn (Seal)

STATE OF ALABAMA

COUNTY OF

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Penny D. Vance-Colburn and Kenneth W. Colburn 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 27th day of December A.D., 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-2003

60492