

SEND TAX NOTICE TO:

Name: William D./Stacy S. Nesbitt
Address: _____

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED, JOINT 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 considerations** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Stephen R. Hayes and wife, Carolyn Hayes** (herein referred to as grantors) do grant, bargain, sell and convey unto **William D. Nesbitt and wife, Stacy S. Nesbitt**, (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 15 foot easement for ingress and egress, described as follows: Commence at the Southeast corner of the Northwest Quarter of the Southeast Quarter, Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 0 deg. 36 min. 47 sec. West for 149.35 feet, to the centerline of County Road 109; thence run North 76 deg. 06 min. 32 sec. West along the centerline of said County Road 109 for 116.63 feet to the point of beginning of said 15 foot easement being 7.50 feet to both sides of the following courses: thence run North 16 deg. 52 min. 08 sec. East for 84.21 feet; thence run North 24 deg. 41 min. 43 sec. East for 146.10 feet; thence run North 6 deg. 06 min. 43 sec. East for 72.90 feet; thence run North 0 deg. 10 min. 51 sec. West for 127.71 feet; thence run North 8 deg. 11 min. 27 sec. East for 106.11 feet; thence run North 5 deg. 42 min. 08 sec. West for 375.38 feet; thence run North 18 deg. 14 min. 03 sec. West for 35.70 feet to the end of said 15 foot easement.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 3rd day of February, 2003.

Stephen R. Hayes (SEAL)
Stephen R. Hayes

Carolyn Hayes (SEAL)
Carolyn Hayes

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Stephen R. Hayes and wife, Carolyn Hayes, 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 3rd day of February, 2003.

Bonnie G. Shelton

Notary Public

My Commission Expires 11-3-2004