

27183
Shelby

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15.00

20030306000134700 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
03/06/2003 08:42:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Shannon R Guyton
David Ray Guyton
606 - 13th Avenue, SW
Alabaster, AL 35007

Value: \$1,000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

SOT Inst # 20020924000469990

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Shannon R. Guyton, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Shannon R. Guyton and David Ray Guyton (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A attached hereto and incorporated by reference as if fully set out herein.

Subject property is not the homestead of the grantor nor of his spouse.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February 24, 2003.

WITNESS:

_____(SEAL)

Shannon R. Guyton (SEAL)
Shannon R. Guyton

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shannon R. Guyton, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on February 24, 2003.

My commission expires: 9-17-06

Gregory S. Plouffe
NOTARY PUBLIC

Complete Title

File # 27183

LEGAL DESCRIPTION

Re: Guyton

Shelby County

Lot #55, as shown on the map entitled "Property Line Map, Siluria Mills", being more particularly described as follows: Commence at the intersection of the Northerly right of way line of 4th Avenue East and the Westerly right of way line of Montevallo Road (Alabama Highway 119), said right of way lines as shown on the Map of Dedication of Streets and Easements, Town and Siluria, Alabama; thence Northwesterly along said right of way line of 4th Avenue East for 120.00 feet to the point of beginning; thence continue Northwesterly along said right of way line of 4th Avenue East for 116.00 feet; thence 89°40'22" right and run Northeasterly for 205.74 feet; thence 89°29'05" right and run Southeasterly for 116.00 feet; thence 90°30'51" right and run Southwesterly for 207.11 feet to the point of beginning. Lying and being situated in Shelby County, Alabama.



A.H.E.

