

Send Tax Notice To:
Joseph H. Stans
3333 Indian Crest Drive
Indian Springs, Alabama 35124
PID# 105150002051001

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Four Hundred Seventy-Nine Thousand Nine Hundred and 00/100 (\$479,900.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Janet M. Newton, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Joseph H. Stans and Nola J. Stans

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
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:

See Exhibit "A" Attached Hereto for Legal Description

\$ 298000 of the above recited consideration was paid from the proceeds of a mortgage
loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2003 and subsequent years not yet due and
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident
thereto.

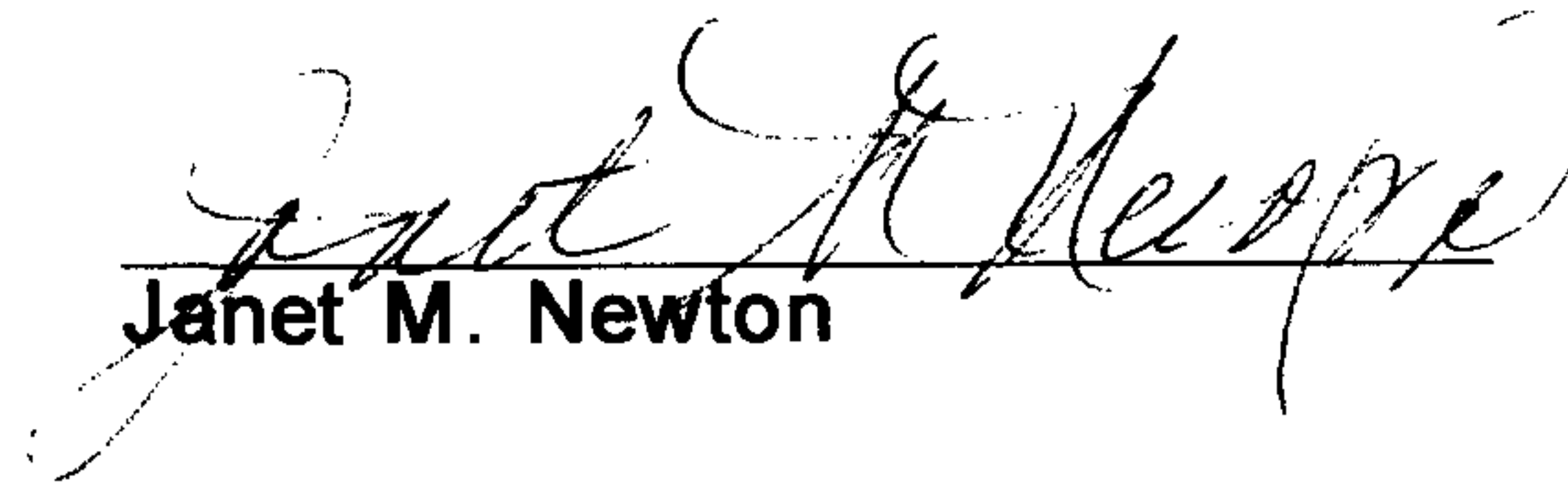
Janet M. Newton is the surviving Grantee of that certain Deed dated April 4, 1988 and
recorded in/as Real Vol. 178, Page 57 in the Probate Office of Shelby County, Alabama,
the other Grantee, Gary L. Newton, having died on or about September 25, 1993.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors 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 April, 2003.

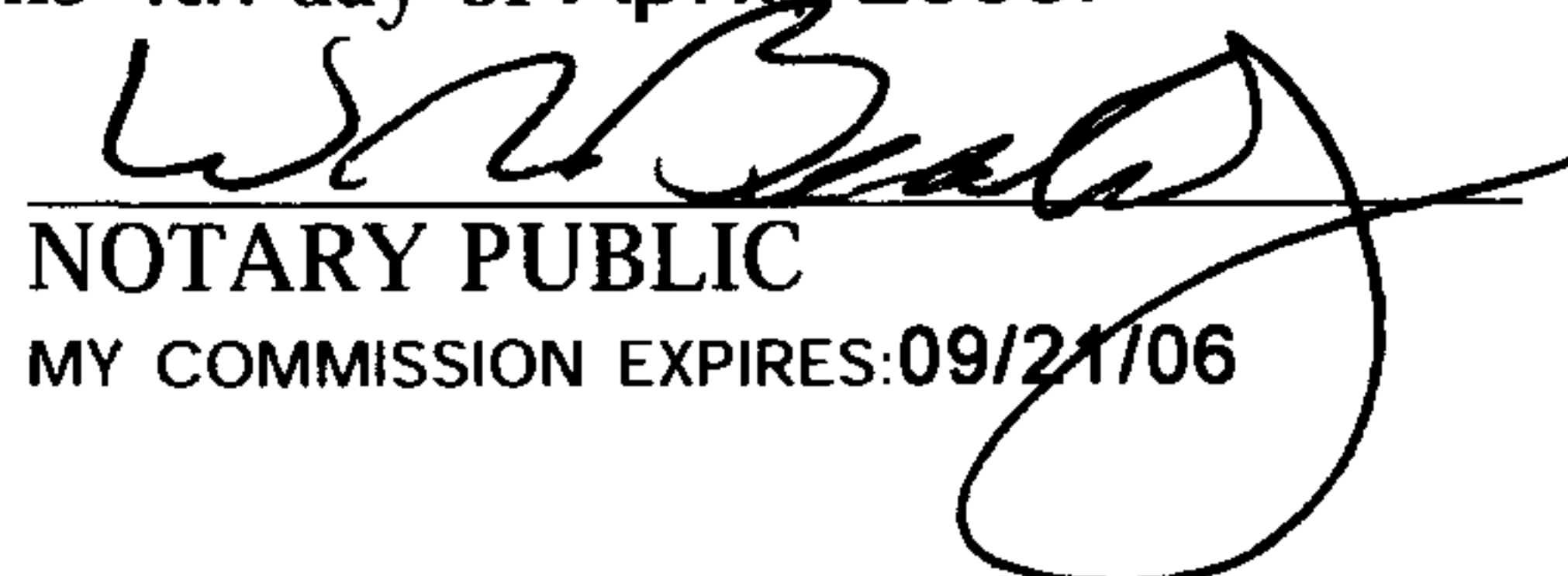

Janet M. Newton

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Janet M. Newton, an unmarries person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **4th** day of April, 2003.

(AFFIX SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/06

OUR FILE NO.: **03034RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SW $\frac{1}{2}$ of the NW $\frac{1}{2}$ and the SE $\frac{1}{2}$ of the NW $\frac{1}{2}$, Section 4, Township 22 North, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said SW $\frac{1}{2}$ of the NW $\frac{1}{2}$ and run North 04 degrees 46 minutes 14 seconds West along the West boundary 575.96 feet; thence run North 87 degrees 31 minutes 45 seconds East 1779.9 feet to an iron pin, said point being the point of beginning thence continue on the same line 209.97 feet to an iron at the intersection of the West right of way of Shelby County Highway No. 17; thence run North 21 degrees 0 minutes 42 seconds West along said right of way 640.32 feet to an iron; thence run North 89 degrees 07 minutes 03 seconds West 830.84 feet to a fence corner post; thence run South 05 degrees 12 minutes 55 seconds East along a fence line 844.55 feet to a iron; thence run North 89 degrees 36 minutes 39 seconds East 161.07 feet to an iron; thence run North 88 degrees 06 minutes 34 seconds East 683.58 feet to an iron; thence run North 19 degrees 36 minutes 46 seconds West 210.0 feet to the point of beginning.