

WARRANTY DEED

20030421000243620 Pg 1/2 17.50
Shelby Cnty Judge of Probate, AL
04/21/2003 13:53:00 FILED/CERTIFIED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

*800 ov
+ 11th*

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ANDREA K. RUSH, an unmarried woman** (herein referred to as Grantor) does grant, bargain, sell and convey unto **ANDREA K. RUSH and JERRY SUE LEO** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION


Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

Subject to that certain mortgage recorded in Inst#1997-17241.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of April, 2003.


Andrea K. Rush

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Andrea K. Rush, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 21st day of April, 2003.

My Commission Expires: 11/20/2004


Notary Public

EXHIBIT "A"

"C," Building 9, Phase II, of Chandalar South Townhouses , as recorded in Map Book 7, Page 166, located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 980.76 feet; thence 90 degrees left, in a Westerly direction a distance of 194.64 feet; thence 90 degrees left, in a Southerly direction, a distance of 97.03 feet to the corner of a wood fence that extends across the frons of Units "A," "B," "C," and "D" of said building 9; thence 85 degrees 51 minutes right, in a Southwesterly direction along the outer face of said wood fence extending across the from of Unit "D" a distance of 24.15 feet to the point of beginning; thence continue a Southwesterly direction along the outer face of said wood fence extending across the front of Unit "C" a distance of 18.8 feet to the centerline of wood fence common to Units "B" and "C"; thence 90 degrees right, in a Northwesterly direction along the centerline of said wood fence, a party wall and another wood fence both common to Units "B" and "C", and the Southwest outer face of a storage building, a distance of 71.94 feet to the Northwest corner of said storage building; thence 90 degrees right in a Northeasterly direction along the Northwest outer face of said storage building, a distance of 6.4 feet to the Northeast corner of said storage building; thence 90 degrees right, in a Southeasterly direction along Northeast outer face of said storage building, a distance of 4.3 feet to a point on the outer face of a wood fence extending across the back of Unit "C" thence 90 degrees left, in a Northeasterly direction along the outer face of said wood fence, a distance of 14.1 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right, in a Southeasterly direction along the centerline of said wood fence, a party wall and another wood fence, both common to Units "C" and "D" a distance of 67.64 feet to the point of beginning.