


INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by  
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20030513000296500 Pg 1/1 19.00  
Shelby Cnty Judge of Probate, AL  
05/13/2003 09:41:00 FILED/CERTIFIED

Send Tax Notice to:  
(Name) Yvette Trussell  
(Address) 725 2<sup>nd</sup> Street  
Helena, Alabama 35080  
MINIMUM VALUE: \$10,000.00

Corporation Form Warranty Deed, Joint Tenants 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 CONSIDERATION** to the undersigned grantor,

**One 19 Auto Sales, Inc., an Alabama Corporation**

a corporation (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto

**Thomas Miles Trussell (individually) and Miley S. Baker and Frances W. Baker (as Trustees for the benefit of Nathan Cody Trussell and Michael Andrew Trussell)**

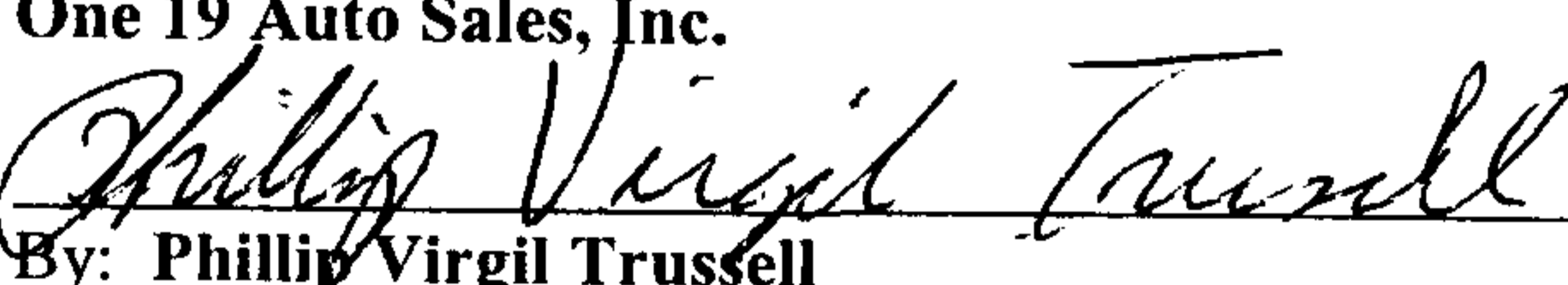
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

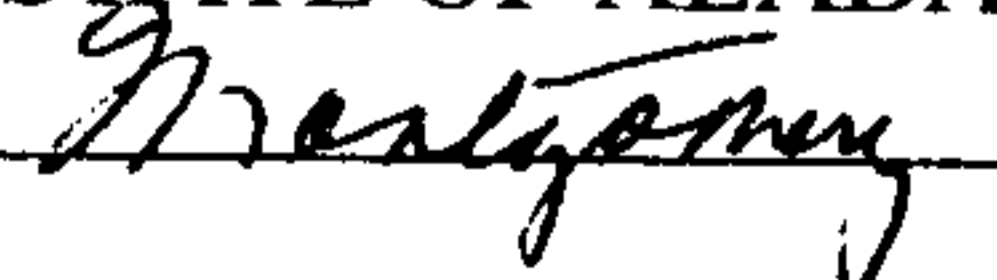
**A tract of land situated in the SW ¼ of Section 14, Township 21 South, Range 3 West, more particularly described as follows:  
Commence at the SW corner of said ¼ Section and run East along South line 1131.76 feet; thence left 93 degrees 10 minutes 00 seconds and run 34.50 feet to the point of beginning; thence continue along last described course 110.5 feet; thence right 93 degrees 06 minutes 36 seconds and run 179.77 feet to a point on the West right of way of State Highway #119; thence right 74 degrees 04 minutes 17 seconds and run along the chord of a curve to the right 113.43 feet; thence right from extended chord 105 degrees 36 minutes 25 seconds and run along North right of way of County Road 12, 225.55 feet to the point of beginning. Situated in Shelby County, Alabama.**

**SOURCE OF TITLE: Instrument recorded in the Office of the Probate Judge, Shelby County, Alabama at Instrument Number 1995-21182.**

TO HAVE AND TO HOLD to 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES their heirs, executors and assigns forever, against the lawful claims of all persons.

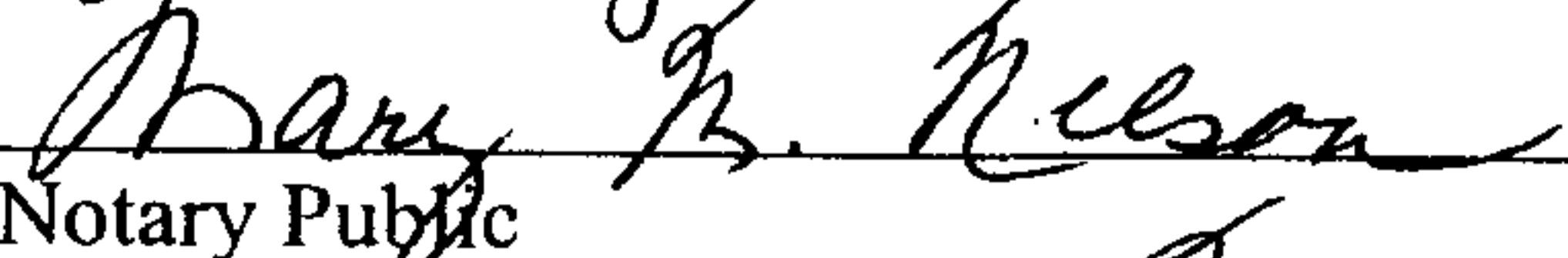
IN WITNESS WHEREOF, the said GRANTOR by **Phillip Virgil Trussell**, its **President** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8 day of May, 2003.

ATTESTED: One 19 Auto Sales, Inc.  
  
By: **Phillip Virgil Trussell**  
Its: **President**

STATE OF ALABAMA  
 COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Phillip Virgil Trussell** whose name as President of **One 19 Auto Sales, Inc.**, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8 day of May, 2003.

  
Notary Public  
My Commission Expires: May 24 2003

Trussell