

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Perry Willis
5216 Hwy 47
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20030820000550620 Pg 1/1 86.00
Shelby Cnty Judge of Probate, AL
08/20/2003 13:42:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY FIVE THOUSAND DOLLARS AND NO/00 (\$75,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Amy Gwendolyn Vansant and husband, Andrew W. Vansant (herein referred to as grantor)** bargain, sell and convey unto, **Perry Willis and Robbie E. Willis (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Parcel 1

Begin at Southwest corner of Fractional Section Nineteen (19), Township Twenty Two (22), Range One (1) East, Shelby County, Alabama, thence North Three (3) degrees Thirty (30) minutes West 1026.8 feet to an iron stake on Huntsville Meridian; Thence North Eight Six (86) degrees Thirst (30) minutes East 615.2 feet; Thence South Three (3) degrees Thirty (30) minutes East 420 feet for a point of beginning; Thence North Eight Six (86) degrees Thirty (30) minutes East 501.4 feet to West boundary of old Montgomery road as now is; Thence South Eighteen (18) degrees Ten (10) minutes East 161 feet to a point; Thence South Fourteen (14) degrees Ten (10) minutes East 46.5 feet to a point; Thence South Eighty Six (86) degrees Thirty (30) minutes West 556.5 feet; Thence North Three (3) degrees Thirty (30) minutes West 200 feet to point of beginning. Lying and being in Fraction D of Fractional Section Nineteen (19), Township Twenty Two (22), Range One (1) East.

SURFACE RIGHTS ONLY:

A part of Fraction "D" of Section 19, Township 22 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described as follows: to find the point of beginning start at the intersection of the South boundary of said Fraction "D" and the West right-of-way margin of Shelby County Highway No. 47, thence West 621 feet more or less to a point; thence North 206 feet more or less to the point of beginning; thence continue North 200 feet more or less; thence East 210 feet more or less thence South 200 feet more or less, thence West 210 feet more or less to the point of beginning, said parcel containing 1 acre more or less.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of July 2003.

Amy Gwendolyn Vansant

Andrew W. Vansant

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Amy Gwendolyn Vansant and Andrew W. Vansant 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 this 24th day of July, 2003.

Notary Public

My commission expires: 10-16-04

Mike Atchison