


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

Send Tax Notice to:  
Don & Terry Gould  
686 Hwy 61  
Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20031001000662230 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
10/01/2003 14:28:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS AND NO/00 (\$265,000.00)**, 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, **Ray J. Stivers, a Single man** (herein referred to as grantor) bargain, sell and convey unto, **Don Thomas Gould and Terry S. Gould** (herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

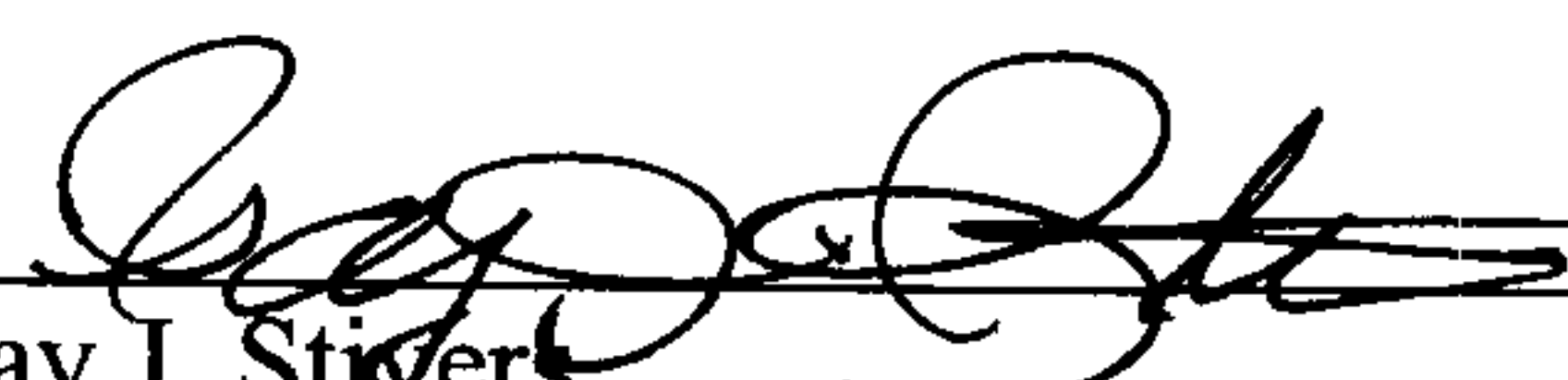
\$260,000.00 of the above-recited consideration was paid by a first mortgage recorded simultaneously herein.

Ray J. Stivers is the surviving grantee in that certain deed recorded in Deed Book 333, Page 540. The other grantee, Thelma M. Stivers, is deceased, having died June 30, 2002.

**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.

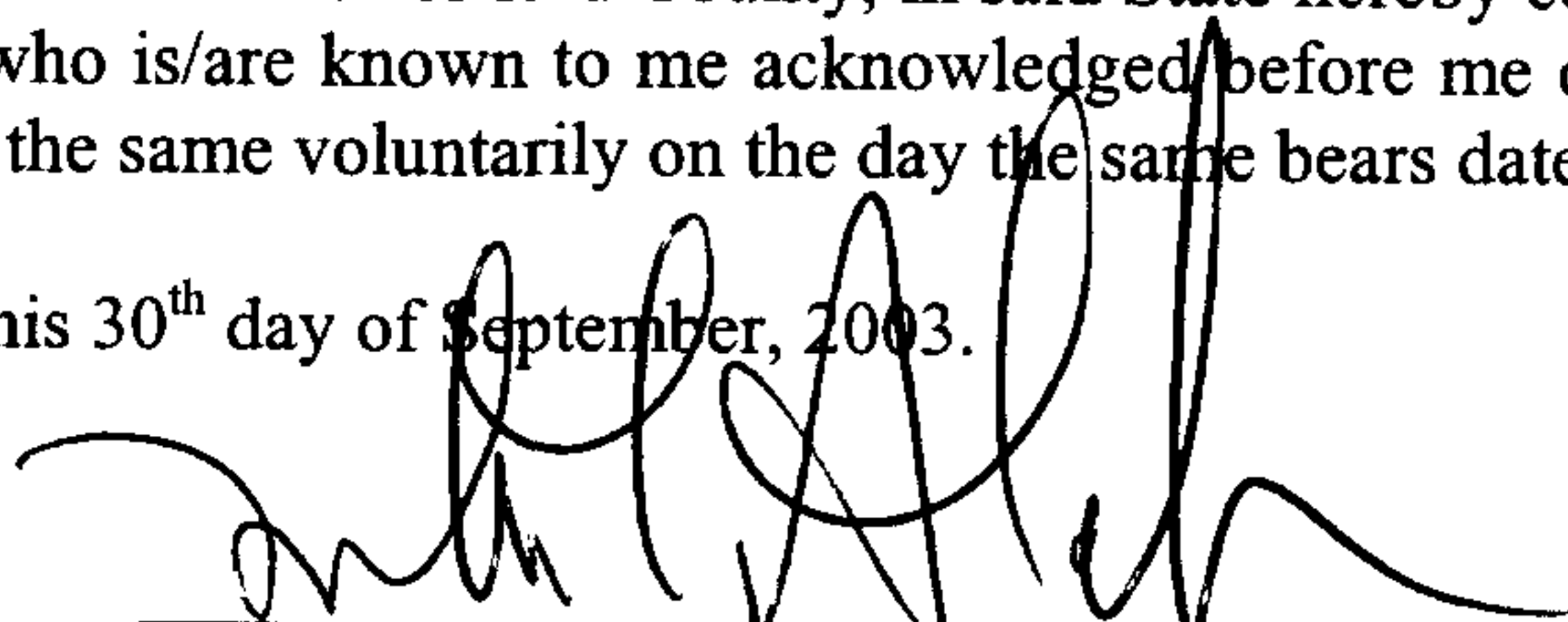
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30<sup>th</sup> day of September 2003.

  
Ray J. Stivers

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ray J. Stivers 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 they/she/he executed the same voluntarily on the day the same bears date in her capacity as Administrator.

Given under my hand and official seal this 30<sup>th</sup> day of September, 2003.

  
Notary Public

My commission expires: 10-16-04

EXHIBIT A  
Legal Description

A parcel of land lying in the Northeast quarter of the Southeast quarter of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at an open top pipe found at the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 7; thence run North 90 degrees 00 minutes 00 seconds West along the South line of said 1/4-1/4 a distance of 173.86 to a rebar found and the POINT OF BEGINNING; thence continue North 90 degrees 00 minutes 00 seconds West along said South line a distance of 760.60 feet to a rebar found; thence run North 07 degrees 46 minutes 07 seconds West a distance of 1266.83 feet to a found iron pin on the southerly right of way line of County Highway 61; thence run North 89 degrees 59 minutes 10 seconds East along said right of way line a distance of 65.36 feet to a point; thence along said right of way line with a curve to the left having an arc length of 180.14 feet, a radius of 858.77 feet, and a chord bearing and distance of North 83 degrees 58 minutes 36 seconds East for 179.81 feet to a 1/2" rebar set; thence run South 28 degrees 21 minutes 26 seconds East a distance of 1,447.81 feet to the point of beginning.

According to the survey of Rodney Y. Shiflett, dated September 18, 2003.