

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

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
William A. New and Tracy L. New  
1140 Mimosa Road  
Vandiver, Alabama 35094

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred fifty nine thousand and no/100 (\$159,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Steve Forsyth, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **William A. New and Tracy L. New** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

This property does not constitute the homestead of the grantor nor his spouse.  
Steven Forsyth and Steven Forsythe are one in the same person.  
Mineral and mining rights excepted.

\$143,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

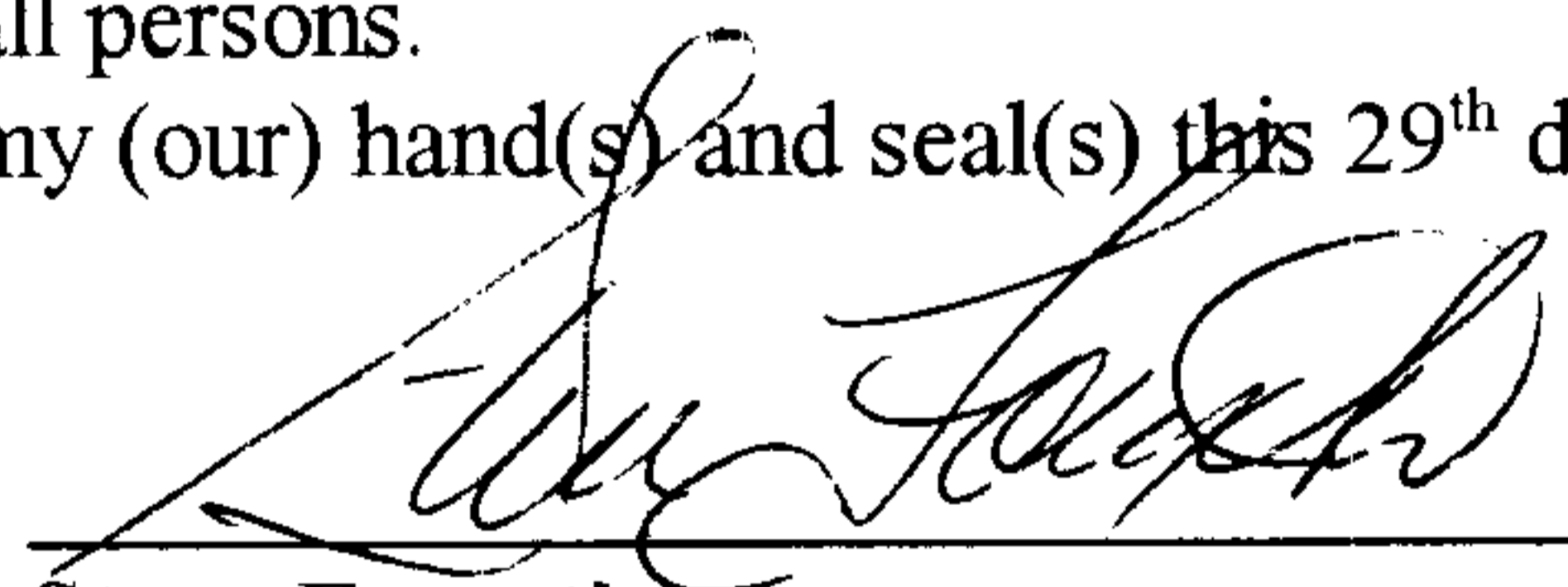
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs 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 29<sup>th</sup> day of September, 2003.

\_\_\_\_\_  
Witness

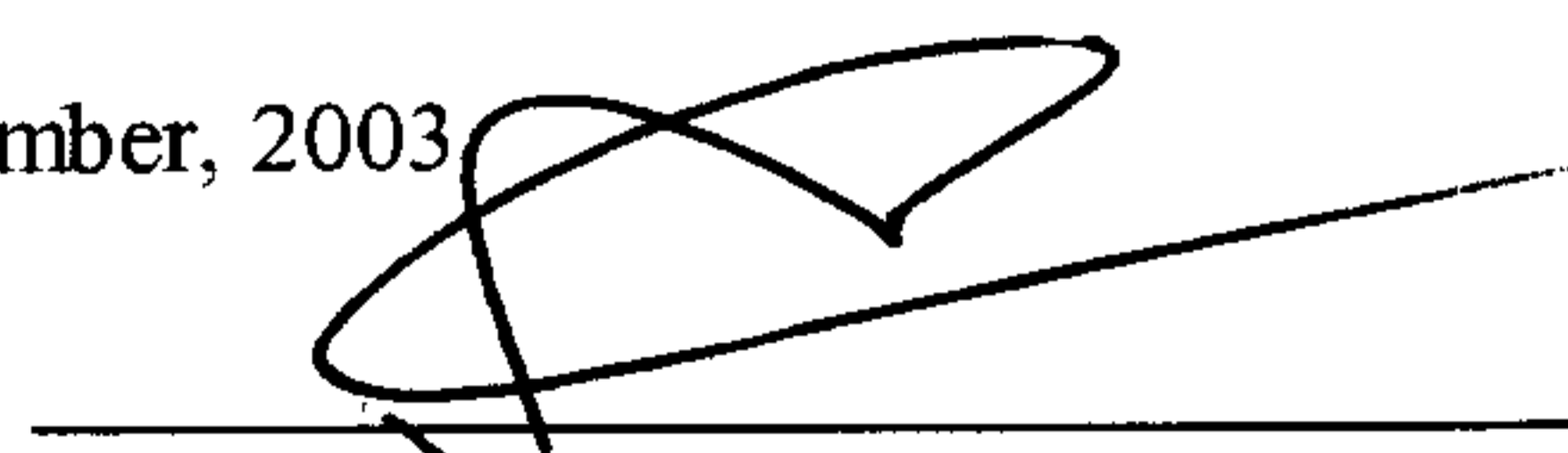
  
\_\_\_\_\_  
Steve Forsyth

\_\_\_\_\_  
Witness

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Steve Forsyth, a married man**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of September, 2003

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-05

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in the South  $\frac{1}{2}$  of the N.E.  $\frac{1}{4}$  of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama: Described as follows; Commence at an iron pin, locally accepted to be the Northeast corner of the S.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of said Section 33, Thence run North 89 deg. 26 min. 30 sec. West along the North  $\frac{1}{4}$  -  $\frac{1}{4}$  line a distance of 162.57 feet to an iron pin on the southerly right-of-way of Shelby Co Hwy. 101, Thence run South 60 deg. 10 min. 40 sec. West a distance of 51.88 feet along said right of way to a concrete monument at the point of a clockwise curve having a Delta angle of 13 deg. 04 min. 25 sec., a Radius of 1950.48 feet, and a Tangent of 223.50 feet, (Chord distance of 444.09 feet and chord bearing South 66 deg. 42 min. 52 sec. West), Thence run along the Arc of said right-of-way curve a distance of 445.05 feet to the point of beginning; Thence run South 16 deg. 48 min. 19 sec. East a distance of 287.22 feet to the center of a creek, Thence run South 77 deg. 05 min. 48 sec. West a distance of 105.05 feet along said creek, Thence run North 63 deg. 08 min. 28 sec. West a distance of 27.79 feet along said creek, Thence run North 16 deg. 48 min. 19 sec. West a distance of 265.01 feet to a point on the South right-of-way of said highway; said point being on a counter-clockwise curve having a Delta angle of 03 deg. 40 min. 19 sec, a Radius of 1950.48 feet, and a Tangent of 62.52 feet, (Chord distance of 124.98 feet and chord bearing of North 75 deg. 05 min. 15 sec. East), Thence run along the arc of said curve a distance of 125.00 feet to the point of beginning. Also known as Tract 5.