


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

Send Tax Notice to:  
KYLE & CASIE BYNUM  
P.O. Box 294  
Chelsea, AL 35043

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

  
20040322000146280 Pg 1/2 22.00  
Shelby Cnty Judge of Probate, AL  
03/22/2004 14:54:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND DOLLARS AND NO/00 (\$155,000.00)**, and 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, **JACK D. LUTZ AND WIFE, ANDREA S. LUTZ (herein referred to as grantor)** grant, bargain, sell and convey unto, **KYLE BYNUM AND CASIE BYNUM (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.  
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

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

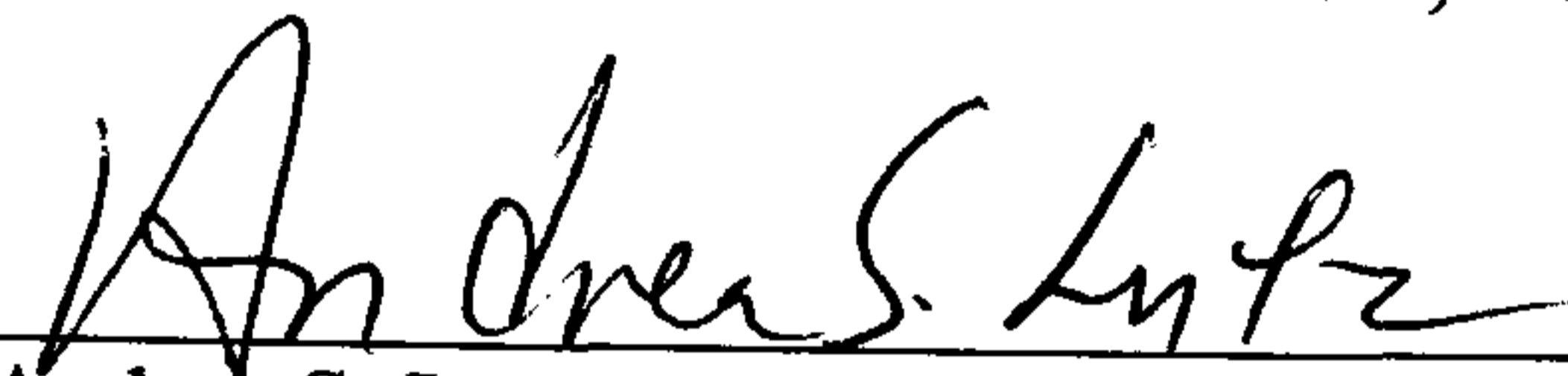
This property constitutes no part of the household of the grantor, or of his spouse.

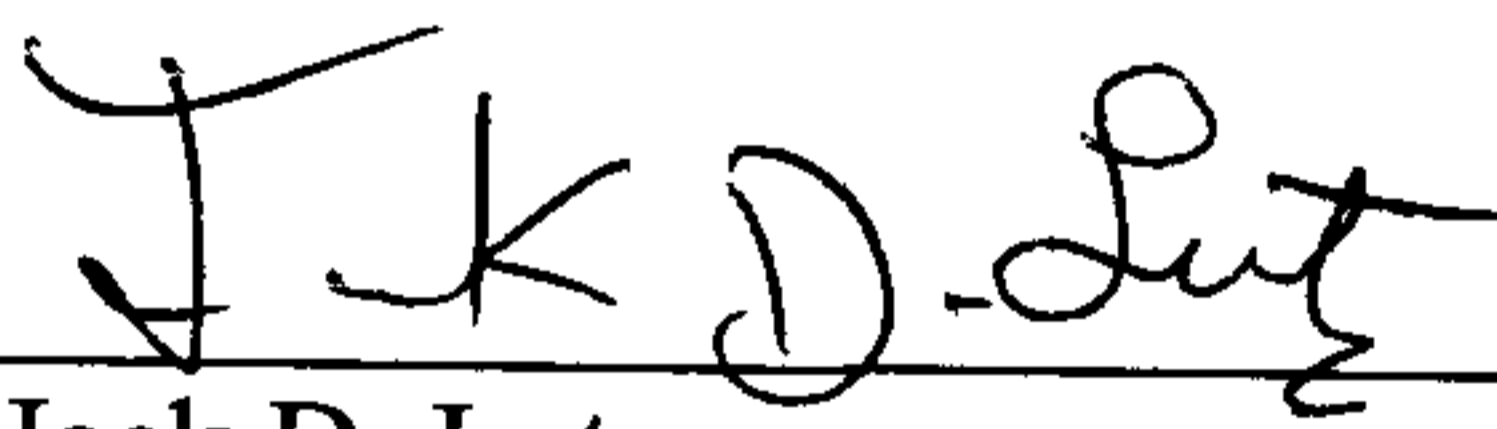
\$147,250.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

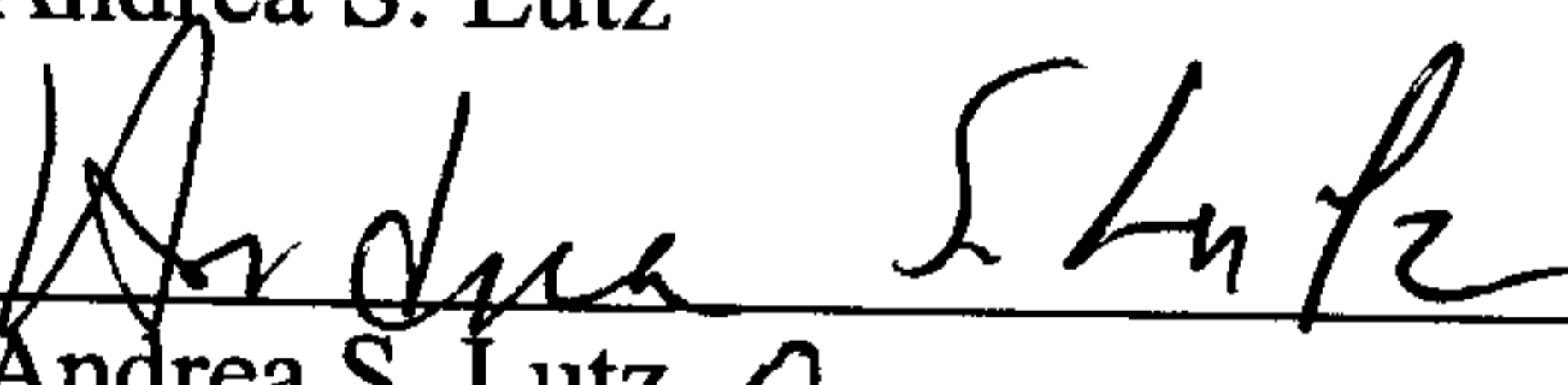
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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.

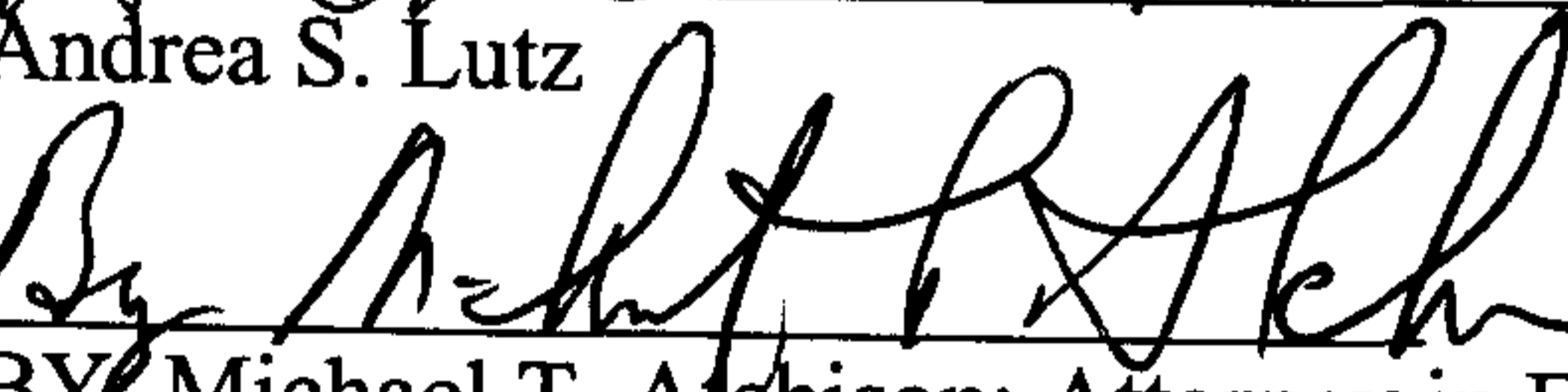
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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 19<sup>th</sup> day of March 2004.

  
\_\_\_\_\_  
Andrea S. Lutz

  
\_\_\_\_\_  
Jack D. Lutz


  
\_\_\_\_\_  
Andrea S. Lutz

  
BY: Michael T. Atchison; Attorney in Fact; under Power  
Of Attorney Recorded in Instrument # \_\_\_\_\_  
In Probate Office of Shelby County, Alabama.

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jack D. Lutz and Michael T. Atchison as Attorney in Fact for Andrea S. Lutz whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of March, 2004.

  
\_\_\_\_\_  
Notary Public

My commission expires: 10-16-04

Exhibit "A"  
Legal Description

A parcel of land located in the Southwest 1/4, Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4, Section 18, Township 20 South, Range 1 East; thence run East along the North boundary of said 1/4-1/4 section for 61.24 feet to the point of beginning; thence turn 27 degrees 33 minutes 34 seconds left for 141.74 feet to the Southwest right of way line of Shelby County Highway #49; thence turn 90 degrees 54 minutes 58 seconds right and run along said road right of way for 298.37 feet; thence turn 116 degrees 28 minutes right and run West for 326.48 feet; thence turn 91 degrees 51 minutes right and run along the West boundary line of Section 18, for 110.81 feet; thence turn 33 degrees 26 minutes 43 seconds right for 111.06 feet to the point of beginning.

Situated in Shelby County, Alabama.