

Document Prepared By:
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1707 29th Court South
Birmingham, Alabama 35209

Send Tax Notice To:
Felix Price
175 Cherokee Trail
Birmingham, Alabama 35124

GENERAL WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF Shelby }

THAT IN CONSIDERATION OF **Five Hundred and NO/100***Dollars (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,

Marilyn P. Pedersen and Paul Pedersen, a married couple

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto
Felix Price and Gladys Price

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in Jefferson County, Alabama to wit:

See Attached Exhibit "A"

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.



NONE of the above consideration above paid from the proceeds of purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said **GRANTEE(S)** and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 5th day of March, 2004.


GRANTOR(S)

 (SEAL)
Marilyn P. Pedersen
 (SEAL)
Paul Pedersen

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby verify that **Marilyn P. Pedersen and Paul Pedersen** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this 5th day of March, 2004.


Notary Public
My commission expires: 02/20/05

{ LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN
PROPERTY SITUATED IN PELHAM IN THE COUNTY
OF SHELBY, AND STATE OF ALABAMA

AND BEING DESCRIBED IN A DEED DATED 02/21/91 AND RECORDED 03/01/91
IN BOOK 331 PAGE 529, AMONG THE LAND RECORDS OF THE COUNTY AND
STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LOT: BLOCK:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN SOUTH ALONG
THE WEST LINE OF SAID 1/4-1/4 SECTION 721.84 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG LAST DESCRIBED COURSE 138.81 FEET; THENCE TURN 87
DEGREES 49 MINUTES 00 SECONDS LEFT AND RUN 313.80 FEET TO A POINT SITUATED ON
THE WESTERLY RIGHT-OF-WAY LINE OF CHEROKEE TRAIL; THENCE TURN 92 DEGREES 11
MINUTES 00 SECONDS LEFT AND RUN 138.81 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE TURN 87 DEGREES 49 MINUTES 00 SECONDS LEFT AND RUN 313.80 FEET TO THE
POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA. THIS PREMISES BEING
THE SAME CONVEYED TO MARILYN P. PEDERSEN BY DEED FROM COLLICE WRIGHT AND
BIRDIE I. WRIGHT. }