


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

Send Tax Notice to:  
BRETT & STACY WEATHERBY  
230 Camelia St.  
Huntsville, AL 35898

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

  
20040421000205830 Pg 1/2 32.00  
Shelby Cnty Judge of Probate, AL  
04/21/2004 11:35:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED 'TWENTY THREE THOUSAND DOLLARS AND NO/00 (\$123,000.00)**, 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,

**MONTA STANDRIDGE, A married MAN**

(herein referred to as grantor) grant, bargain, sell and convey unto,

**BRETT WEATHERBY AND STACY WEATHERBY**

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.  
Situating 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.

\$105,000.00 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 15<sup>TH</sup> day of April, 2004.

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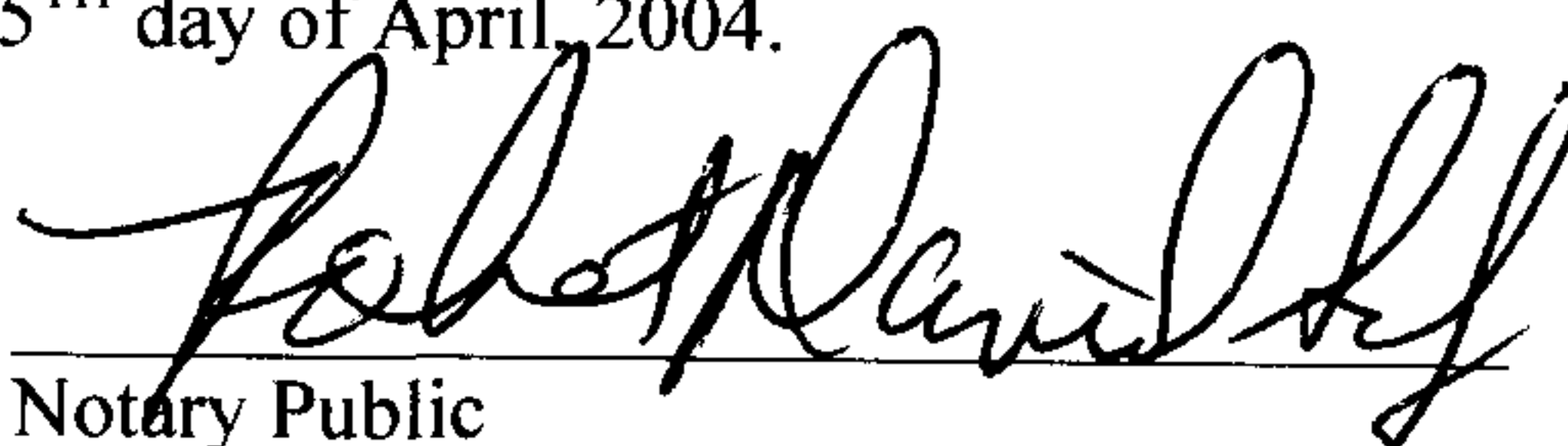
  
MONTA STANDRIDGE

STATE OF ALABAMA )  
MOBILE COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby  
MONTA STANDRIDGE

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 15<sup>TH</sup> day of April, 2004.

  
Notary Public

My commission expires: 6/12/06

M. Atchison

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:  
From the NW corner of Section 34, Township 19 South, Range 2 East, run thence East along the True North boundary of said Section 34 a distance of 725.40 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 572.46 feet to a point in the centerline of Church Street (Shelby Co. Hwy. #497 30' R.O.W.); thence turn 91 degrees 08 minutes 09 seconds right and run 312.25 feet along the centerline of said Church Street; thence turn 07 degrees 00 minutes left and run 104.61 feet along the centerline of said Church Street; thence turn 09 degrees 59 minutes 14 seconds right and run 105.11 feet along the centerline of said Church Street; thence turn 94 degrees 27 minutes 14 seconds left and run 236.95 feet; thence turn 92 degrees 02 minutes left and run 314.61 feet; thence turn 03 degrees 30 minutes right and run 205.42 feet to a point on the True North boundary of the aforementioned Section 34; thence turn 38 degrees 51 minutes 51 seconds right and run 1096.62 feet to the True N.E. corner of the NE 1/4-NW 1/4 of said Section 34; thence turn 89 degrees 46 minutes 31 seconds right and run 1152.08 feet along the accepted East boundary of said NE 1/4-NW 1/4; thence turn 111 degrees 19 minutes 58 seconds right and run 224.81 feet; thence turn 111 degrees 24 minutes left and run 173.99 feet to a point in the centerline of Kelly Hill Circle (30' R.O.W.); thence turn 18 degrees 59 minutes 30 seconds right and run 116.77 feet along the centerline of said Kelly Hill Circle to a point of intersection with the centerline of Kelly Hill Road (Shelby Co. Hwy. #472 40' R.O.W.); thence turn 92 degrees 49 minutes 55 seconds right and run 206.32 feet along the centerline of said Kelly Hill Road and the following courses; 00 degrees 13 minutes right for 311.70 feet; 12 degrees 06 minutes 38 seconds left for 323.82 feet; 04 degrees 42 minutes 23 seconds right for 281.77 feet; 03 degrees 04 minutes 50 seconds right for 307.00 feet; 08 degrees 33 minutes 55 seconds left for 103.70 feet; thence turn 12 degrees 55 minutes 30 seconds left and run 183.64 feet along the centerline of said Kelly Hill Road; thence turn 94 degrees 03 minutes 40 seconds right and run 945.59 feet to the point of beginning of herein described parcel of land.

PARCEL 2:  
From the NW corner of Section 34, Township 19 South, Range 2 East, run thence East along the True North boundary of said Section 34, a distance of 2619.46 feet to the True N.E. corner of the NE 1/4-NW 1/4 of said Section 34; thence turn 89 degrees 46 minutes 31 seconds right and run 1152.08 feet along the accepted East boundary of said NE 1/4-NW 1/4; thence turn 111 degrees 19 minutes 58 seconds right and run 224.81 feet; thence turn 111 degrees 24 minutes left and run 173.99 feet to a point in the centerline of Kelly Hill Circle (30' R.O.W.), being the point of beginning of herein described parcel of land; thence continue along said course a distance of 125.63 feet to a point in the centerline of said Kelly Hill Road (Shelby Co. Hwy. #472 40' R.O.W.); thence turn 111 degrees 49 minutes 25 seconds right and run 40.94 feet along the centerline of said Kelly Hill Road to a point of intersection with the centerline of said Kelly Hill Circle; thence turn 87 degrees 10 minutes 05 seconds right and run 116.77 feet along the centerline of said Kelly Hill Circle to the point of beginning of herein described parcel of land.

According to the survey of Sam W. Hickey, Al. Reg. No. 4848, dated August 28, 1997.

LESS AND EXCEPT property conveyed to Theolpus Perkins and Willie Frances Perkins recorded in Inst. No. 1998-50958, corrected and re-recorded in Inst. No. 2000-14716 in Probate Office of Shelby County, Alabama.