

SEND TAX NOTICE TO:

Name: James Daniel Connell, Jr.
Address: ~~172 Ola Drive~~ 330 Hwy 46
Shelby, AL 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Arnold Ray Thornton, Jr., a married man**, (herein referred to as grantor) do grant, bargain, sell and convey unto **James Daniel Connell, Jr. and Danica Leigh Connell**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The South half of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama.

ALSO:

Easement A - 30' ingress, egress, and utility easement - Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00 deg. 28 min. 19 sec. E, a distance of 231.61'; thence S 00 deg. 37 min. 05 sec. E a distance of 58.29' to the point of beginning of the centerline of a 30' ingress, egress, and utility easement lying 15' to either side of and parallel to described centerline; thence S 41 deg. 23 min. 24 sec. W along said centerline a distance of 324.12'; thence S 68 deg. 59 min. 18 sec. W along said centerline a distance of 134.69'; thence N 81 deg. 24 min. 48 sec. W along said centerline a distance of 190.43' to the easterly right of way of Timber Lane to the point of ending of described centerline.

Easement B - 30' ingress, egress, and utility easement - Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00 deg. 28 min. 19 Sec. E a distance of 231.61'; thence S 00 deg. 37 min. 05 sec. E a distance of 35.88' to the point of beginning of the west line of a 30' ingress, egress, and utility easement lying 30' east of and parallel to described line; thence S 0 deg. 37 min. 5 sec. E a distance of 373.06' to the end of said easement.

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

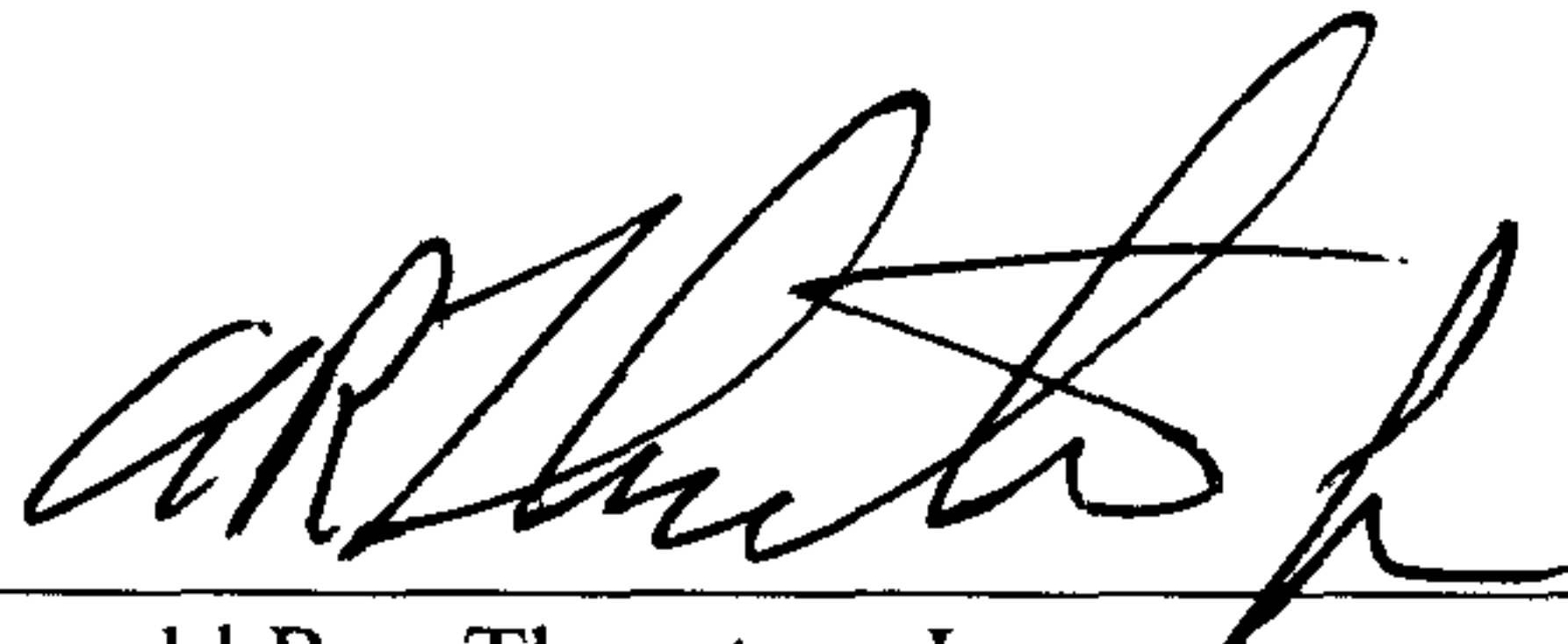
\$85,000.00 of the above cited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS RESPECTIVE SPOUSE.

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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 28th day of May, 2004.




Arnold Ray Thornton, Jr. (SEAL)

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Arnold Ray Thornton, Jr. a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2004.



Notary Public