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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Thomas R. Bullard

(Address) 1921 Old Highway 31

Birmingham, Al. 35244

This instrument was prepared by:



20040601000290280 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
06/01/2004 12:42:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewar

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas R. Bullard and wife, Christine Hale Bullard

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

Thomas R. Bullard and wife, Christine Hale Bullard

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

parcel of land situated in the Southwest quarter of the Southwest quarter of Section 24, Township 19 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the Southwest corner of section 24; thence East along the south line thereof a distance of 650.09 feet; thence left 116 degrees, 10 minutes and run Northwest 156.0 feet to the point of beginning; thence continue on last described course 20 feet; thence 90 degrees right in a Northeast direction 300.41 feet; thence 90 degrees, right in Southeast direction 20 feet; thence 90 degrees right in a Southwest direction, 300.41 feet to the point of beginning. Parcel contains 6008.2 square feet.

ALSO an exclusive easement for ingress and egress described as follows: Commence at the Southwest corner of Section 24; thence East along the South line thereof, 650.09 feet; thence 116 degrees, 10 minutes left and run Northwest 176 feet to the point of beginning of the centerline of a 30 feet wide easement, said easement being 25 feet wide on each side of said centerline; thence 180 degrees left and run Southeast 15 feet more or less to the intersection of the West property line and South line of easement; thence right 104 degrees, 49 minutes and run Southwest 97 feet more or less to the East right of way of Old U. S. Highway No. 31; thence right and run Northwest along said right of way line to the North line of easement; thence northeast and parallel to south line of easement to a point on North property line; thence southwest along said property line to point of beginning.

Situated in Shelby County, Alabama.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, we have hereunto set our hand(s) and seal(s), this 1 day of June, 2004.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas R. Bullard (Seal)
Thomas R. Bullard
Christine Hale Bullard (Seal)
Christine Hale Bullard

STATE OF ALABAMA
Shelby

COUNTY

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Bullard and Christine Hale Bullard 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 1 day of June A.D., 20 04

Maude S. Wilder

Notary Public