



## WARRANTY DEED

\$ 5000.00

State of Alabama )

Shelby County )

**KNOW ALL MEN BY THESE PRESENTS: THAT**

**WHEREAS**, title to the herein below described property (herein the "Property") was vested in R. L. Oakes by warranty deed from Ethel E. Oakes, a widow, dated February 26, 1945, and recorded in Deed Book 120, page 304, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, R. L. Oakes, who was also known as Reuben (Rubin) L. Oakes, died in Shelby County, Alabama, on or about January 14, 2000; and

**WHEREAS**, the Estate of Rueben L. Oakes a/k/a Rubin L. Weeks, deceased, was administered by the Probate Court of Shelby County, Alabama, under Case No. 40-063; and

**WHEREAS**, the heirs at law of R. L. Oakes are as follows, to wit: Edna E. Oakes, Ruby Weeks, Joanne Berryhill Craig, Charles L. Oakes, Cathy Tinney, Martha Whitten, Kyle Oakes, Donald Oakes and Marilyn Johnson; and

**WHEREAS**, one of the heirs of R. L. Oakes, Charles L. Oakes, and his wife, Sharron Oakes, are desirous of obtaining the interest of the other heirs of R. L. Oakes in the Property, and have purchased the interest Edna E. Oakes by deed dated on or about June 30, 2002, and recorded in Instrument No. 2002/62438, in said Probate Office; and

**WHEREAS**, the Property is now the homestead of Charles L. Oakes and Sharron Oakes, and is not the homestead of any other heir of R. L. Oakes; and

**WHEREAS**, the remainder of the heirs of R. L. Oakes have agreed to convey their interest in the Property to Charles L. Oakes and Sharron Oakes; and

**NOW THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Ruby Weeks, married; Joanne Berryhill Craig, married; Cathy Tinney, married; Martha Whitten, married; Kyle Oakes, married; Donald Oakes, married; Marilyn Johnson, unmarried; and Charles L. Oakes, who is joined by his spouse Sharron Oakes for the purpose of creating a joint tenancy between the Grantees, (herein referred to as the "Grantors"), have bargained, sold and granted, and do by these presents grant, bargain, sell and convey unto Charles L. Oakes and Sharron Oakes, (herein referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama; thence run northerly along the west boundary line of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  a distance of 715.26 feet to a point; thence turn an angle of 89 degrees 12 minutes 49 seconds to the right and run easterly a distance of 195.00 feet to a point; thence turn an angle of 90 degrees 47 minutes 09 seconds to the right and run southerly a distance of 715.44 feet to a point; thence turn an angle of 89 degrees 09 minutes 36 seconds to the right and run westerly along the south boundary line of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  a distance of 195.00 feet to the point of beginning.

Subject to advalorem taxes for the years 2004, and thereafter; easements, restrictions, covenants, encumbrances, and rights of way of record.



**TO HAVE AND TO HOLD** to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 Whereof**, we have hereunto set our hands and seals, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Ruby Weeks (Seal)  
Ruby Weeks

Joanne Berryhill Craig (Seal)  
Joanne Berryhill Craig

Cathy Tinney (Seal)  
Cathy Tinney

Martha Whitten (Seal)  
Martha Whitten

Kyle Oakes (Seal)  
Kyle Oakes

Donald W. Oakes (Seal)  
Donald Oakes

Marilyn Johnson (Seal)  
Marilyn Johnson

Charles L. Oakes (Seal)  
Charles L. Oakes

Sharron Oakes (Seal)  
Sharron Oakes

NOTE TO PROBATE COURT: Please also index in direct under R. L. Oakes

State of Alabama }  
St. Clair }  
Shelby County }

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruby Weeks, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of June, 2004.

Ma Williams  
Notary Public  
My commission expires:

State of Alabama }  
St. Clair }  
Shelby County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joanne Berryhill Craig, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of June, 2004.

M. Williams

Notary Public

My commission expires:

~~Alabama~~  
~~North Carolina~~  
State of ~~Alabama~~ }  
~~Wake~~ Ch. Han }  
Shelby County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cathy Tinney, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of July, 2004.

B. Tinney

Notary Public

My commission expires:

MY COMMISSION EXPIRES JUNE 12, 2005

~~Alabama~~  
North Carolina  
State of ~~Alabama~~ }  
Wake }  
Shelby County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martha Whitten, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of July, 2004.

Brenda Swain

Notary Public

My commission expires:

8-9-2005





State of Alabama }  
Jefferson (ANL) }  
Shelby County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kyle Oakes, 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 30 day of June, 2004.

Andrea N. Liddle

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 21, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

State of Alabama }  
Shelby County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald Oakes, 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 12 day of July, 2004.

Joyce Odom

Notary Public

My commission expires:

May 25, 2007

State of Alabama }  
Shelby County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marilyn Johnson, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of July, 2004.

MY COMMISSION EXPIRES  
NOV. 15, 2006

Sandra C. Pierce

Notary Public

My commission expires:

State of Alabama }  
Jefferson (AND) }  
~~Shelby~~ County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles L. Oakes and Sharron Oakes, 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 30 day of June, 2004.

Andrea N. Liddle

Notary Public

My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 21, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

This instrument was prepared by:  
Larry R. Newman, Attorney at Law  
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