

This instrument was prepared by:
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P O Box 822
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Send Tax Notice to:

Seth & Lori Clayton


4100 North Cahaba Dr
Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS AND NO/00 (\$265,000.00)**, 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,

**L. DOUG JOSEPH AND WIFE, KATHY A. JOSEPH
AND
MARTHA A. FERGUSON, A WIDOWED WOMAN**


20040720000403320 Pg 1/2 280.00
Shelby Cnty Judge of Probate, AL
07/20/2004 13:55:00 FILED/CERTIFIED

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

SETH CLAYTON AND LORI CLAYTON

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

See Attached Exhibit "A" for legal description.
Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

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

\$212,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.


NO Mobile Homes will be allowed on subject property.

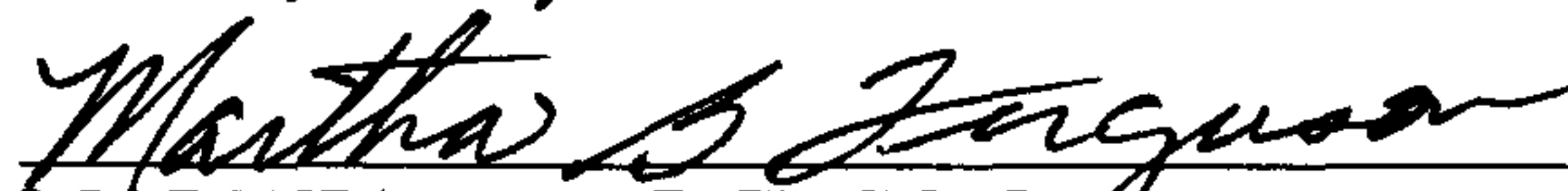
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 2nd day of July, 2004.


L. DOUG JOSEPH


KATHY A. JOSEPH


MARTHA B. FERGUSON

STATE OF ALABAMA)
SHELBY COUNTY)

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

L. DOUG JOSEPH, KATHY A. JOSEPH AND MARTHA B. FERGUSON

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 2nd day of July, 2004.


Notary Public

My commission expires: 10-16-04

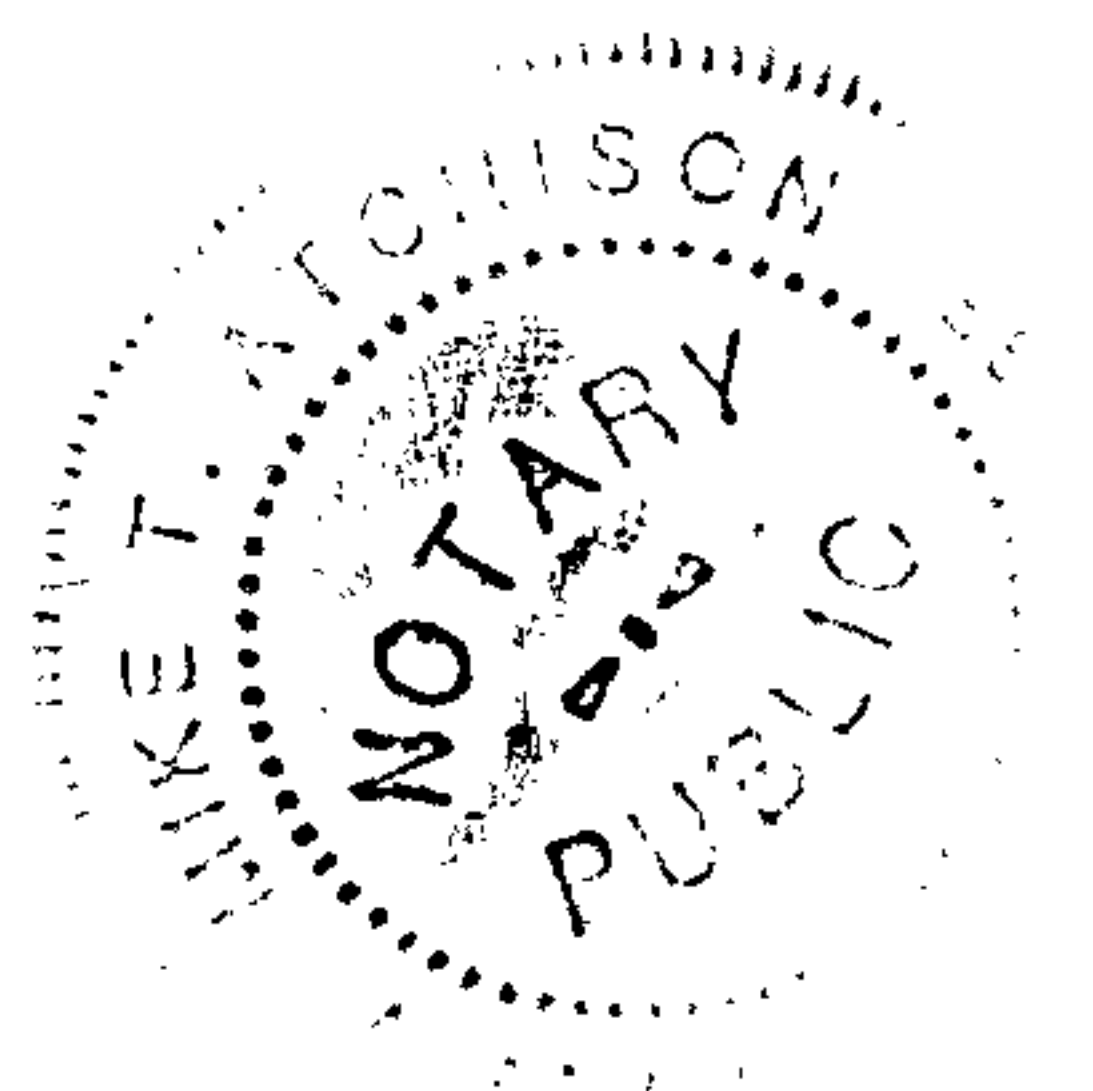


Exhibit "A"

Legal Description

From a railroad rail at the N.E. corner of Section 26, T20S-R1W, run thence South along the East boundary of said Section 26 a distance of 995.38 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 326.00 to a 1/2" rebar at the N.E. corner of the SE1/4-NE1/4 of Section 26, T20S-R1W; thence continue along said for a distance of 1321.39 feet to a 3/4" rebar at the S.E. corner of said SE1/4-NE1/4; thence turn 88°33'32" right for a distance of 1332.92 feet to a 1/2" rebar at the S.W. corner of said SE1/4-NE1/4; thence turn 91°12'46" right and run 1328.00 feet to a railroad rail at the S.W. corner of the NE1/4-NE1/4 of aforementioned Section 26; thence continue along said course for a distance of 326.00 feet to a 1/2" rebar; thence turn 88°44'17" right and run 1337.44 feet to the point of beginning of herein described parcel of land, containing 50.58 acres, situated in the E1/2-NE1/4 of Section 26, T20S-R1W, Shelby County, Alabama, subject to rights-of-way and easements of record.

Easement "A"

(Centerline 60' easement for Ingress, egress and utilities)

Description to-wit:

From a railroad rail at the S.E. corner of the NW1/4-NE1/4 of Section 26, T20S-R1W, being the point of beginning of the centerline of herein described 60' easement for Ingress, egress and utilities, said point being in the center of a 100' radius cul-de-sac, run thence North along the East boundary of said NW1/4-NE1/4 and said easement centerline a distance of 1323.46 feet to a 1/2" rebar at the N.E. corner of said NW1/4-NE1/4; thence turn 91°10'25" left and run 953.04 feet along the North boundary of said NW1/4-NE1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08°34'23" and tangents of 100.00 feet; thence turn 04°17'12" right and run a chord distance of 199.44 feet to the P.T.; thence turn 04°17'12" right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20°39'57" and tangents of 100.00 feet; thence turn 10°19'59" left and run a chord distance of 196.76 feet to the P.T.; thence turn 10°19'59" left and run 300.84 feet along said easement centerline to a point; thence turn 11°32'19" right and run 341.21 feet along said easement centerline to a point; thence turn 16°32'13" left and run 210.74 feet along said easement centerline to a point; thence turn 17°40'19" right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47 (80' R.O.W.).