



20040805000438310 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
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This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
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Send Tax Notice:
David Stuman
302 Stonecraft Circle
Helena, AL 35080

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

(# 5000) cm

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred & 00/100 Dollars (\$500.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **The Estate of Martha Elizabeth Stuman, deceased, Probate Case No.: PR 2003-000468, Shelby County, Alabama**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **David Stuman, a married person (1/2 interest), Charles Reginald Stuman, a MARRIED person (1/4 interest) and Rachel Stuman Jones, a MARRIED person (1/4 interest)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Beginning at the SW corner of the NE 1/4 of Section 28, Township 20 South, Range 3 West, **Shelby County, Alabama**, a 3-inch capped pipe, run North along and with the west line of said 1/4 section for 648.14 feet; thence turn a left interior angle of 89 degrees 10 minutes 45 seconds and run Easterly for 1187.28 feet to the Westerly right-of-way line of **Shelby County Highway 17**, said right-of-way lying 40 feet distant from the highway centerline; thence turn a left interior angle of 90 degrees 48 minutes 27 seconds to the chord of a curve to the left having a radius of 1677.02 feet, a central angle of 14 degrees 12 minutes 53 seconds and an arc length of 416.06 feet, and run southerly for a chord distance of 414.99 feet to a concrete monument with metal disc found at the end of said curve, P.C. Station 197+39.5; thence turn a left interior angle from chord of 187 degrees 22 minutes 06 seconds and run southwesterly along a highway right-of-way tangent for 46.97 feet to a 1-inch open iron pipe found; thence turn a left interior angel of 81 degrees 42 minutes 45 seconds and run westerly for 329.82 feet to a 1-inch open iron pipe found; thence turn a left interior angle of 278 degrees 57 minutes 22 seconds and run southwesterly for 170.28 feet to a 1/2-inch iron pin with yellow plastic cap set on the south 1/4 section line; thence turn a left interior angel of 81 degrees 05 minutes 32 seconds and run westerly along and with the south 1/4-line for 887.17 feet to the Point of Beginning; making a closing left interior angle of 90 degrees 53 minutes 02 seconds; a part of the SW 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, containing 15.854 acres, more or less.

According to the survey of John S. Parks, P.E. & L.S., AL #12579, dated April 3, 2004.

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal
of the Grantor thereto on this date the 20 day of April, 2004.

GRANTOR

David Stuman (L.S.)

**STATE OF ALABAMA)
SHELBY COUNTY)
)
)**

I, Kelli Foster, a Notary Public for the State at Large, hereby certify that the above posted name, David Stuman, as Personal Representative of the Estate of Martha Elizabeth Stuman, deceased, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 20
day of April, 2004.

John E. Foster