

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040811000450240 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
08/11/2004 10:14:00 FILED/CERTIFIED

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

ERIC SHIPPERS and AMANDA SHIPPERS

1744 HWY 33

PELHAM, ALABAMA 35124-1864

THAT IN CONSIDERATION OF **One Hundred Forty-Nine Thousand and 00/100 DOLLARS (149,000.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, J. TODD ROSSER and MARY B. ROSSER, husband and wife

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

ERIC SHIPPERS and AMANDA SHIPPERS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate
situated in SHELBY County, Alabama to-wit:

COMMENCE AT THE SW CORNER OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY,
ALABAMA; THENCE TURN AN ANGLE 23 DEGREES 42 FEET RIGHT OFF THE WEST LINE OF SAID SECTION 7 A
DISTANCE OF 453.28 FEET TO A POINT; THENCE 25 DEGREES 54 FEET RIGHT AND ALONG THE CENTERLINE OF
FUNGU HOLLOW ROAD A DISTANCE OF 509.33 FEET TO A POINT; THENCE 90 DEGREES RIGHT A DISTANCE OF
40 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST
DESCRIBED COURSE 313.06 FEET TO A POINT; THENCE 90 DEGREES LEFT 208.71 FEET TO A POINT; THENCE 90
DEGREES LEFT 313.06 FEET TO A POINT; THENCE 90 DEGREES LEFT 208.71 FEET TO THE POINT OF BEGINNING

Subject to Easements, Restrictions and rights of way of record.

**149,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed
simultaneously herewith.**

To Have And To Hold unto the said Grantees ERIC SHIPPERS and AMANDA SHIPPERS 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 WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 6th day of August,
2004.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

J. TODD ROSSER

_____(Seal)

MARY B. ROSSER

STATE OF ALABAMA

COUNTY OF

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that J. TODD ROSSER
MARY B. ROSSER, husband and wife, whose name(s) is/are signed to the foregoing
conveyance, and who is/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 6th day of August A.D., 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-07

67082 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216