


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20040827000480920 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
08/27/2004 09:18:00 FILED/CERTIFIED

Send Tax Notice to:
CHARLES R. & JANISE APPERSON

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 (\$5,000.00)**, 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, **CHARLES R. APPERSON & WIFE, JANISE APPERSON (herein referred to as grantor)** grant, bargain, sell and convey unto, **CHARLES R. APPERSON & WIFE, JANISE APPERSON (herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SW corner of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence N 2 degrees 19 minutes 37 seconds W along the west line of said section a distance of 1311.49 feet; thence N 87 degrees 40 minutes 23 seconds E a distance of 733.55 feet to the POINT OF BEGINNING; thence N 86 degrees 12 minutes 37 seconds E a distance of 133.52 feet; thence N 69 degrees 59 minutes 37 seconds E a distance of 133.52 feet; thence N 8 degrees 35 minutes 45 seconds W a distance of 479.60 feet to the southerly right-of-way of Alabama Hwy 25 and a point on a curve to the right having a central angle of 04 degrees 10 minutes 13 seconds and a radius of 4372.18 feet, said curve subtended by a chord bearing S 63 degrees 22 minutes 54 seconds W and a chord distance of 318.16 feet; thence along the arc of said curve and along said right-of-way a distance of 318.23 feet; thence S 14 degrees 9 minutes 40 seconds E and leaving said right-of-way a distance of 398.27 feet to the POINT OF BEGINNING.

According to the survey by Rodney Shiflett, dated August 15, 2002. AL. Reg. No. #21784.

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.


\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 27th day of August, 2004.

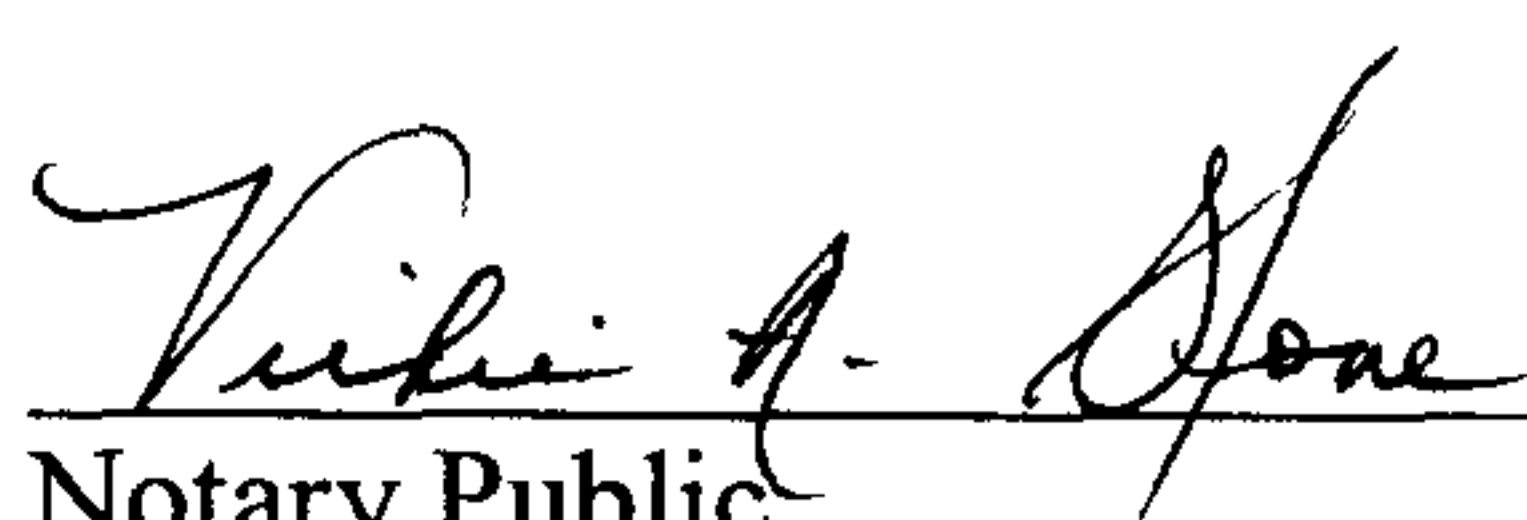

CHARLES R. APPERSON


JANISE APPERSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
CHARLES R. APPERSON & JANISE APPERSON
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.

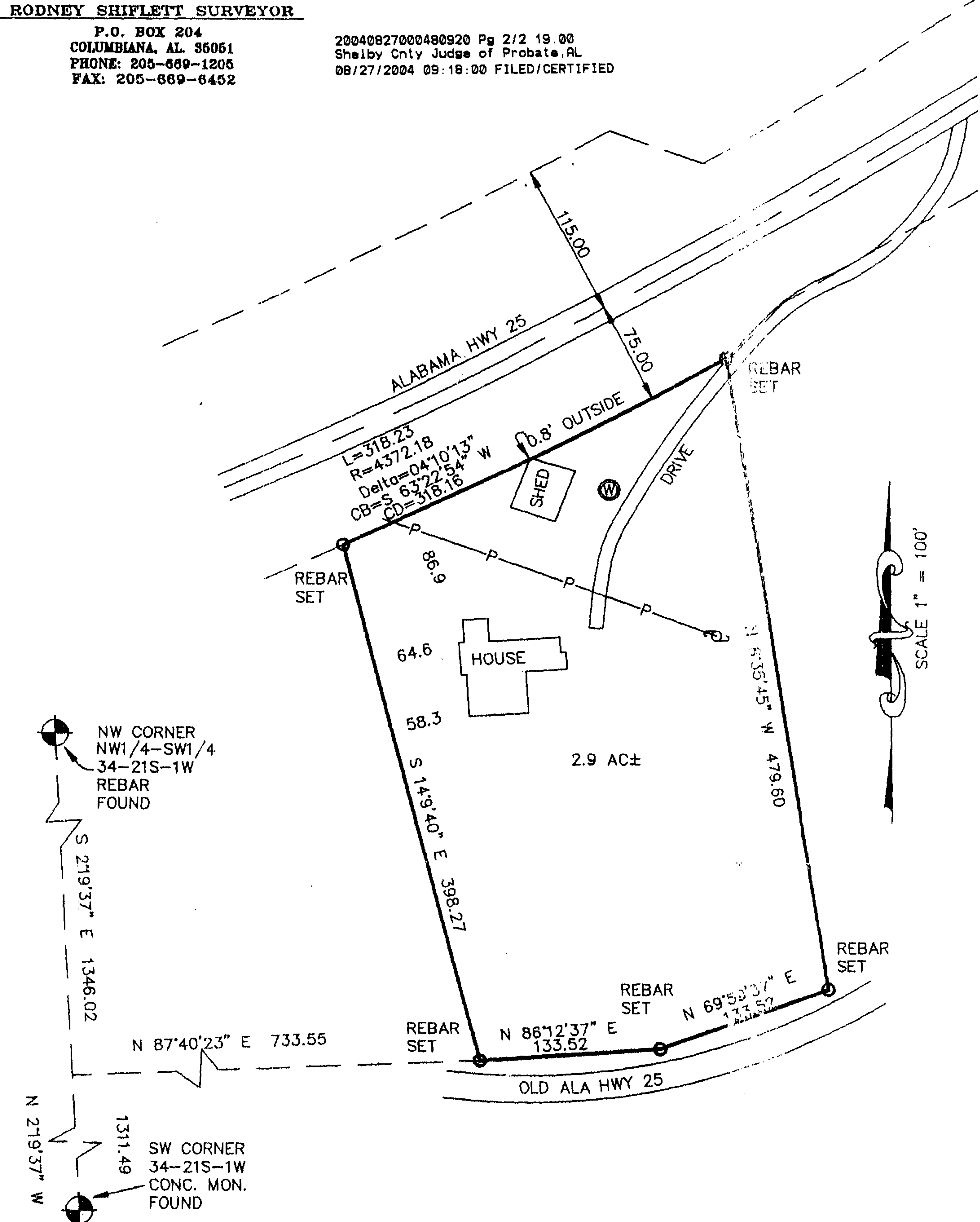
Given under my hand and official seal this 27th day of August, 2004.


Notary Public
My Commission Expires: 3-19-08

RODNEY SHIFLETT SURVEYOR

P.O. BOX 204
COLUMBIANA, AL. 35061
PHONE: 205-669-1205
FAX: 205-669-6452

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STATE OF ALABAMA
COUNTY OF SHELBY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon; That there are no visible encroachments of any kind upon the subject lot except as shown hereon excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way; That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the SW corner of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence N 21°9'37" W along the west line of said section a distance of 1311.49'; thence N 87°40'23" E a distance of 733.55' to the POINT OF BEGINNING; thence N 86°12'37" E a distance of 133.52'; thence N 69°59'37" E a distance of 133.52'; thence N 8°35'45" W a distance of 479.60' to the southerly right-of-way of Alabama Hwy 25 and a point on a curve to the right having a central angle of ~~thence~~ 04°10'13" and a radius of 4372.18', said curve subtended by a chord bearing S 63°22'54" W and a chord distance of 318.16'; thence along the arc of said curve and along said right-of-way a distance of 318.23'; thence S 14°9'40" E and leaving said right-of-way a distance of 398.27' to the POINT OF BEGINNING. Said parcel of land contains 2.9 acres, more or less.

SUBJECT TO any right-of-ways and/or easements that may be found in public records.

According to my survey of August 15, 2002

Rodney Shiflett
Rodney Y. Shiflett Al. Reg. No. # 21784

Job# 02457

