


This instrument was prepared by:
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Send Tax Notice to:
Andrew & Tara Pontius
85 LAKE Forest LAKE
Wilsonville - AL 35136

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20040830000484790 Pg 1/2 114.00
Shelby Cnty Judge of Probate, AL
08/30/2004 14:33:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED THOUSAND DOLLARS AND NO/00 (\$100,000.00)**, 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,

JEAN F. LOWE, A WIDOWED WOMAN

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

ANDREW LEEK PONTIUS AND TARA F. PONTIUS

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

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

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

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

NONE 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 7th day of April, 2004.

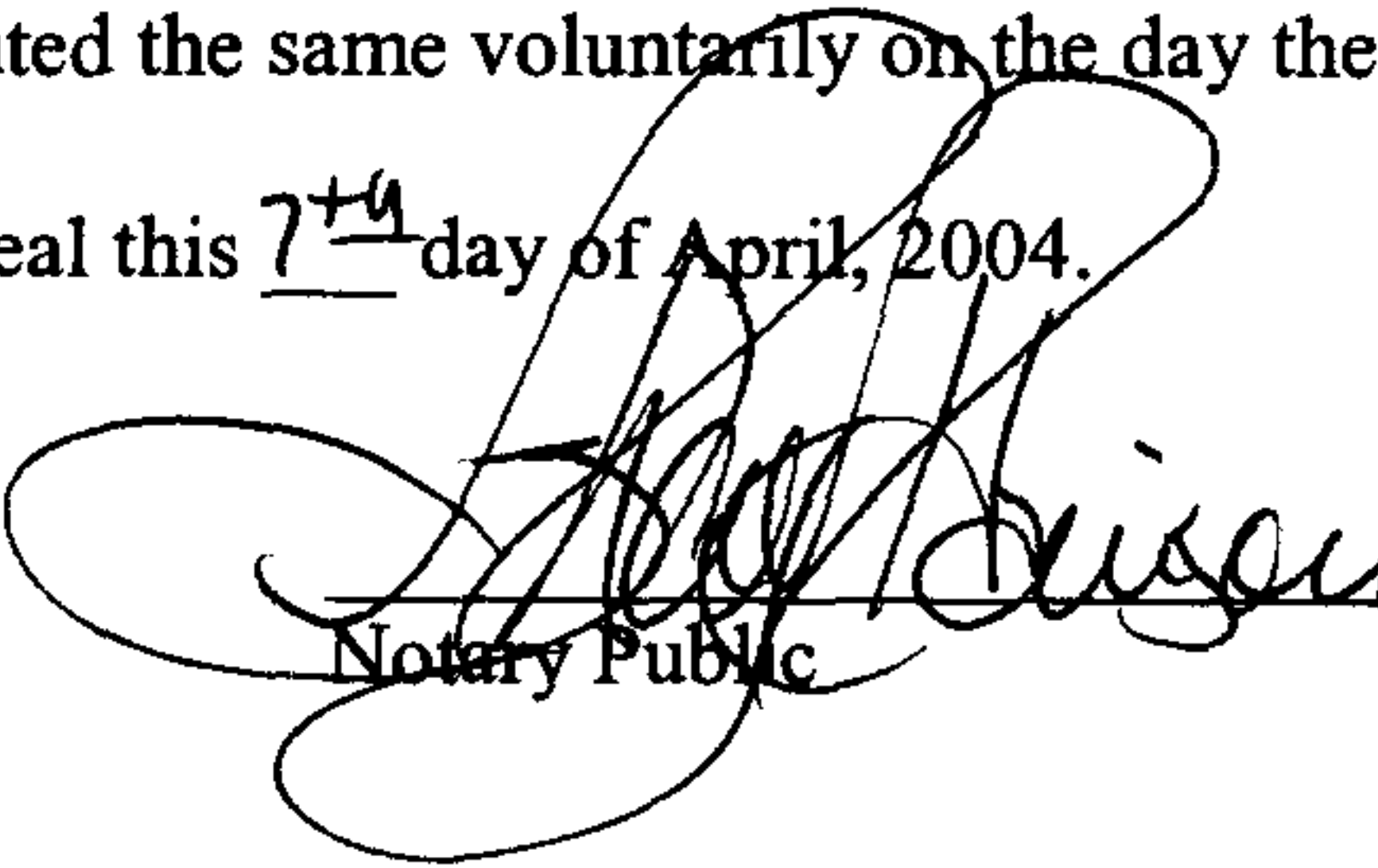
JEAN F. LOWE

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
JEAN F. LOWE

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 7th day of April, 2004.


Notary Public

My commission expires: 2-20-07

Exhibit "A"
Legal Description

Description

0.77 acre parcel

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Commence at the Northwest corner of Section 26, T-21S, R-1E; thence run southerly along the west boundary of said Section for 334.00 feet; thence turn a deflection angle of $89^{\circ}47'23''$ to the left and run 57.76 feet; thence turn a deflection angle of $89^{\circ}23'18''$ to the right and run 45.00 feet; thence turn a deflection angle of $0^{\circ}36'42''$ to the right and run 30.00 feet; thence turn a deflection angle of $90^{\circ}00'00''$ to the right and run along a curve to the left, having a radius of 261.58 feet and a central angle of $9^{\circ}43'23''$, for an arc distance of 44.39 feet to the end of said curve; thence continue westerly, tangent to curve ending, along a tangent for 35.84 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 160.00 feet; thence turn a deflection angle of $71^{\circ}17'02''$ to the left and run 401.97 feet; thence turn a deflection angle of $90^{\circ}09'27''$ to the left and run 35.28 feet along a chord representing the 397 elevation contour along Lay Lake; thence turn a deflection angle of $78^{\circ}21'20''$ to the left and leaving Lay Lake run 399.92 feet; thence turn a deflection angle of $38^{\circ}41'43''$ to the right and run along a curve to the left, having a radius of 55.00 feet and a central angle of $46^{\circ}52'25''$, for an arc distance of 45.00 feet; thence run along a curve to the right, having a radius of 25.00 feet and a central angle of $67^{\circ}58'31''$, for an arc distance of 29.66 feet to the point of beginning.

Said parcel is lying in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, T-21S, R-1E, and contains 0.77 acre.

Parcel subject to easements and rights-of-way of record.