


This instrument was prepared by:
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20041012000562250 Pg 1/2 49.00
Shelby Cnty Judge of Probate, AL
10/12/2004 08:53:00 FILED/CERTIFIED

Send Tax Notice to:
HARVEY & JULIA SEGARS
582 FOUNDERS PARK DR. W
HOOVER, AL 35226-4145

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND NO/00 (\$174,900.00)**, 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,

JACK W. ROSS AND WIFE, PATSY ANN ROSS

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

HARVEY F. SEGARS, JR. AND JULIA H. SEGARS

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

SEE 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.

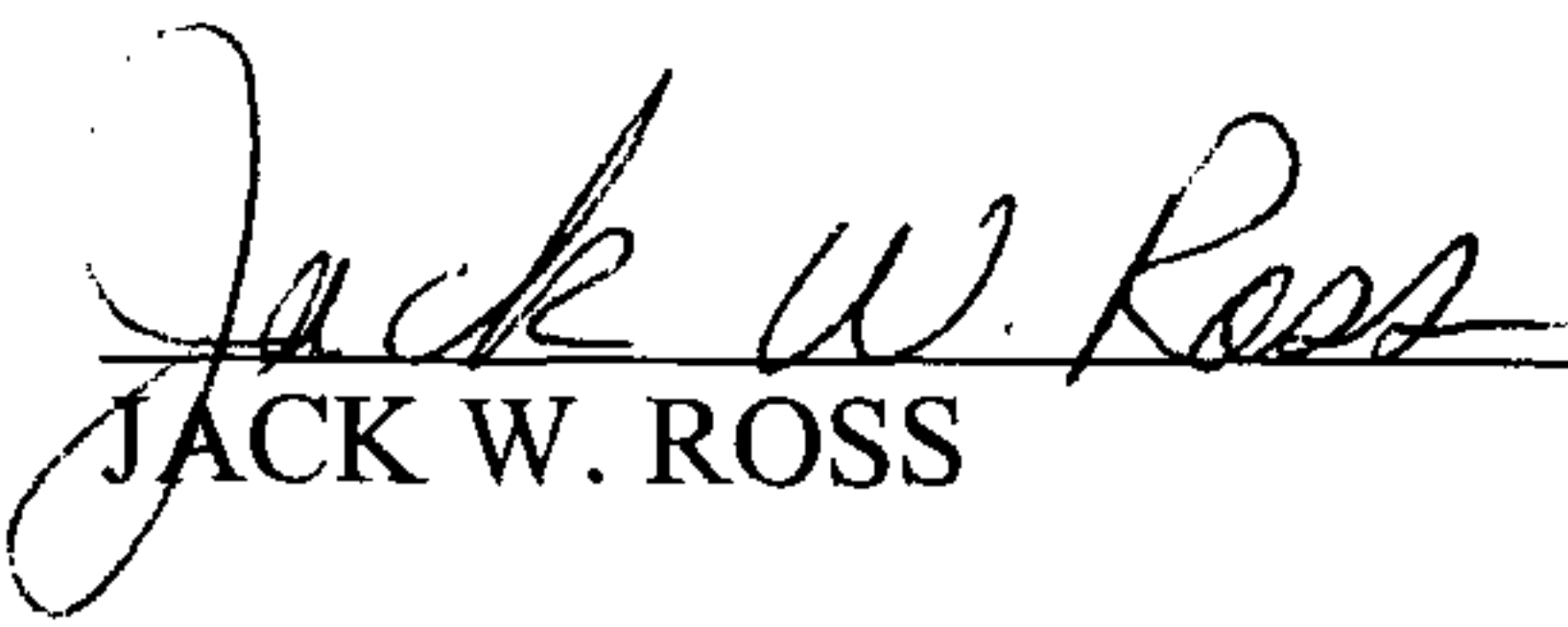
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$139,920.00 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 6th day of October, 2004.


JACK W. ROSS

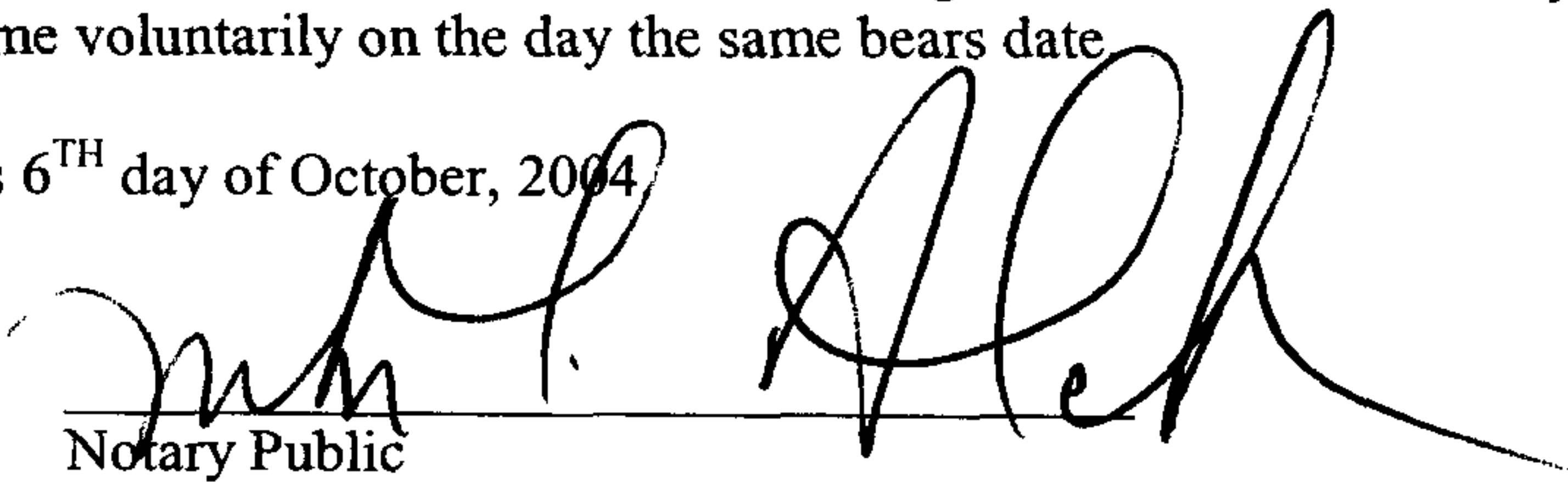

PATSY ANN ROSS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
JACK W. ROSS AND PATSY ANN ROSS

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 6TH day of October, 2004


Notary Public

My commission expires: 10-16-04



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EXHIBIT " A "

A parcel of land lying in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26 , and the Northwest $\frac{1}{4}$ of the NNorthwest $\frac{1}{4}$ of Section 35 , Township 24 North , Range 15 East , Shelby County , Alabama , being more particularly described as follows ;

Commence at the Southwest corner of the above $\frac{1}{4}$ - $\frac{1}{4}$; Thence run East along the South line of said Section 26 for a distance of 875.14 feet to a point , said point being the POINT OF BEGINNING of the following described parcel ; Thence turn an angle right of $49^{\circ}09'06''$ and run Southeasterly and along the top bank of Lay Lake and the mean sea level elevation of 397.0 to a point ; Thence turn an angle left of $11^{\circ}54'36''$ and run Southeasterly along said bank and elevation for a distance of 31.17 feet to a point ; Thence turn an angle left of $28^{\circ}48'15''$ and run Southeasterly along said bank and elevation for a distance of 17.38 feet to a point ; Thence turn an angle left of $49^{\circ}08'16''$ and run Northeasterly along said bank and elevation for a distance of 44.49 feet to a point ; Thence turn an angle left of $17^{\circ}37'04''$ and run Northeasterly along said bank and elevation for a distance of 68.25 feet to a point ; Thence turn an angle right of $01^{\circ}32'54''$ and run Northeasterly to an Iron pin found , said point lying 3.00 feet East of said bank and elevation ; Thence turn an angle left of $123^{\circ}13'50''$ and run West for a distance of 272.54 feet to an Iron pin found , said point lying 3.00 feet West of said bank and elevation ; Thence turn an angle left of $123^{\circ}33'40''$ and run Southeasterly for a distance of 90.19 feet to a point , said point lying on the top bank and the mean sea elevation 397.0 ; Thence turn an angle right of $02^{\circ}47'48''$ and run Southeasterly along said bank and elevation for a distance of 46.42 feet to a point ; Thence turn an angle left of $10^{\circ}05'02''$ and run Southeasterly for a distance of 6.96 feet along said bank and elevation to the POINT OF BEGINNING , said parcel containing 0.62 acre more or less .