

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20041015000570210 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
10/15/2004 10:47:00 FILED/CERTIFIED

STATE OF ALABAMA
County of JEFFERSON
Presents:

Send Tax Notice To:
DAVID STUMAN AND GINA STUMAN
302 STONECROFT CIRCLE
HELENA, AL. 35080

That in consideration of FIVE HUNDRED DOLLARS AND NO/100 (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, DAVID STUMAN, A Married PERSON. CHARLES REGINALD STUMAN, A Married PERSON, RACHEL STUMAN JONES, A Married PERSON (herein referred to as grantors) do grant, bargain, sell and convey unto DAVID STUMAN AND WIFE, GINA STUMAN (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, 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 EASTERNLY FOR 1187.28 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 17, SAID RIGHT-OF-WAY LYING 40 FEET DISTANCE 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 ANGLE 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 ANGLE 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 A FULL PURCHASE MONEY MORTGAGE WAS FILED SIMULTANEOUSLY HEREWITHE.

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

THIS IS NOT THE HOMESTEAD OF THE GRANTORS ABOVE NOR THEIR SPOUSE.

To Have And To Hold unto the said Grantees DAVID STUMAN AND WIFE, GINA STUMAN 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, WE have hereunto set MY hand(s) and seal(s), this 1ST day of OCTOER, 2004.

WITNESS:

(Seal)

David Stuman

(Seal)

DAVID STUMAN

(Seal)

Charles Reginald Stuman

(Seal)

CHARLES REGINALD STUMAN

Rachel Stuman Jones

RACHEL STUMAN JONES

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DAVID STUMAN, A Married PERSON, CHARLES REGINALD STUMAN, A Married PERSON, AND RACHEL STUMAN JONES whose name 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 1ST day of OCTOBER A.D., 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

3/12/05