

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Terry L. Steele and Barbara Steele
1923 Chandalar Court
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred six thousand and no/100 (\$106,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Cecilia A. Wesson, an unmarried woman and Cherylyn G. Hensley, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Terry L. Steele and Barbara Steele** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$106,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 29th day of October, 2004.

Witness

Cecilia A. Wesson
Cecilia A. Wesson

Witness

Cherylyn G. Hensley
Cherylyn G. Hensley

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Cecilia A. Wesson, an unmarried woman and Cherylyn G. Hensley, an unmarried woman**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2004.

[Signature]
Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Unit D, Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Book 6 Page 6, and revised and recorded in Map Book 7 Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3; thence in a Southeasterly direction along the Southwest line of Lot 3 a distance of 83.95 feet; thence 90 degrees left in a Northeasterly direction a distance of 20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "C" and "D", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.00 feet to intersection of the centerline of the fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along center line of last described fence a distance of 24.07 feet to intersection of the center line of the wood fence joining the southeast side of Unit "D"; thence right in a Southwesterly direction along the center line of said fence, wall and fence being the Southeast side of Unit "D" a distance of 68 feet to the intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the center line of last described fence a distance of 24.37 feet to a point of beginning; being situated in Shelby County, Alabama.