

Send Tax Notice To:
PAUL DUSTIN FOX AND ALICE R. FOX

20041115000626380 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
11/15/2004 13:45:00 FILED/CERTIFIED

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **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,

DEBORAH BRIDGES FOX ZAROBA, A MARRIED WOMAN
(herein referred to as grantor) grant, bargain, sell and convey unto,

PAUL DUSTIN FOX AND ALICE ROBERTSON FOX
(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situating 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.

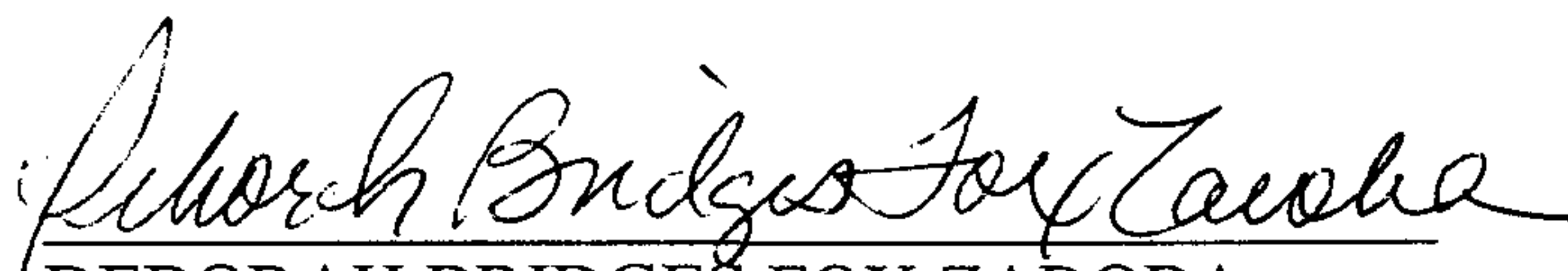
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$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 15TH day of November 2004.


DEBORAH BRIDGES FOX ZAROBA

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby

DEBORAH BRIDGES FOX ZAROBA

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 15TH day of November, 2004.

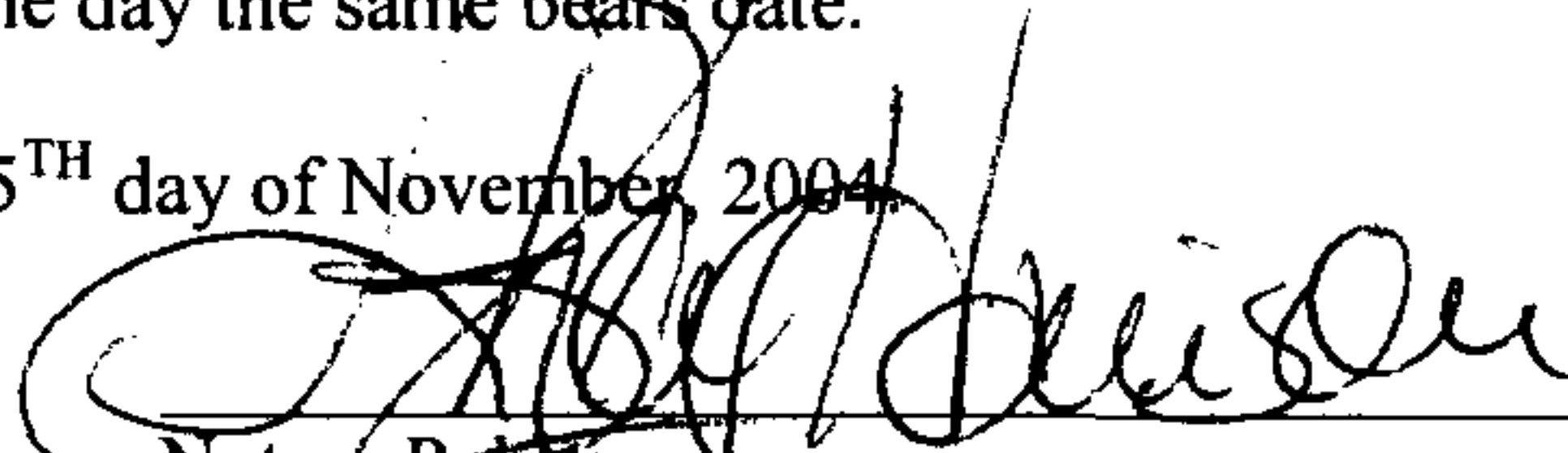

Notary Public
My Commission expires: 2-20-07

Exhibit "A"

Legal Description

PARCEL A

Begin at the SW Corner of the NE 1/4 of the SE 1/4 of above said Section, Township and Range, said point being the POINT OF BEGINNING; thence N00°58'26"W, a distance of 847.65'; thence S69°08'26"E, a distance of 85.67'; thence S31°03'04"W, a distance of 72.46'; thence S00°28'04"E, a distance of 62.35'; thence S79°43'32"E, a distance of 113.51'; thence S26°05'21"E, a distance of 107.19'; thence S38°06'13"E, a distance of 41.72'; thence S60°28'00"E, a distance of 46.23'; thence S63°18'37"E, a distance of 63.4'; thence S41°02'39"E, a distance of 39.88'; thence S75°04'16"E, a distance of 35.45'; thence S85°16'53"E, a distance of 12.89'; thence S40°19'54"W, a distance of 592.57' to the POINT OF BEGINNING.

NOTE OF INGRESS/EGRESS TAKEN FROM J. ALBERT HILL PLAT.

The right of ingress and egress for purposes of access and right of way over and across the existing roadway which meanders through and crosses the property of the grantor (all of the NW 1/4 of the SE 1/4 of Section 20, Township 24 North, Range 15 East, lying east of Alabama Highway #145 in Shelby County, Alabama) to the property of the grantee located in the East 1/2 of the SE 1/4 of Section 20, Township 24 North, Range 15 East, Shelby County, Alabama.