

Send Tax Notice To:

PETE TRAINA AND BETTY TRAINA

314 Hwy 331  
Columbiana, AL 35051

20041201000656360 Pg 1/2 44.00  
Shelby Cnty Judge of Probate, AL  
12/01/2004 09:32:00 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 **THIRTY THOUSAND AND NO/00 (\$30,000.00)**, 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,

**WILLIAM H OLIVER AND WIFE, JANICE OLIVER**

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

**PETE TRAINA AND BETTY TRAINA**

(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.

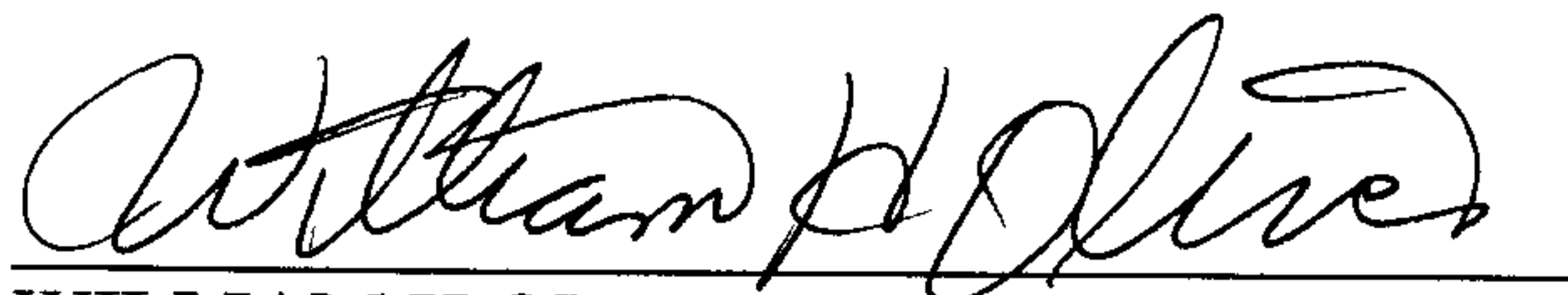
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$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 23<sup>RD</sup> day of November 2004.



WILLIAM H OLIVER



JANICE OLIVER

STATE OF ALABAMA)

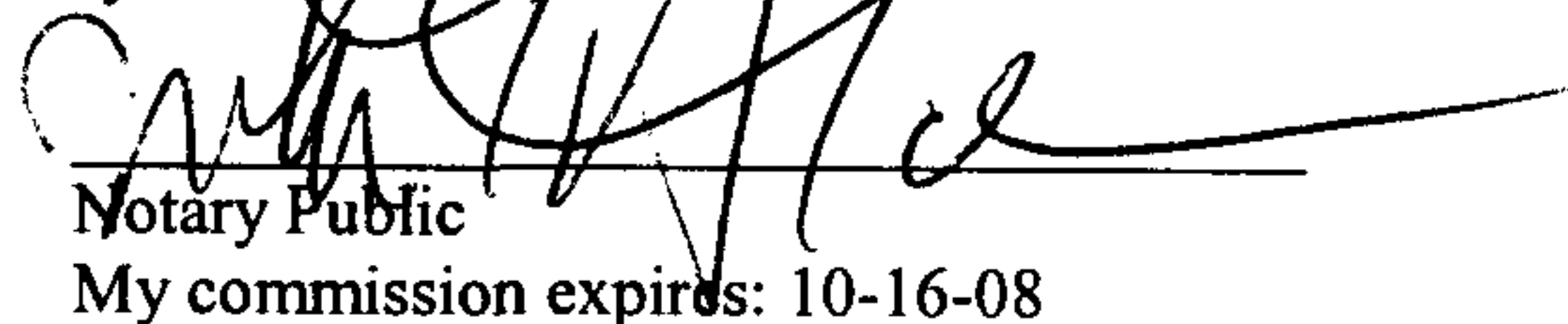
SHELBY COUNTY )

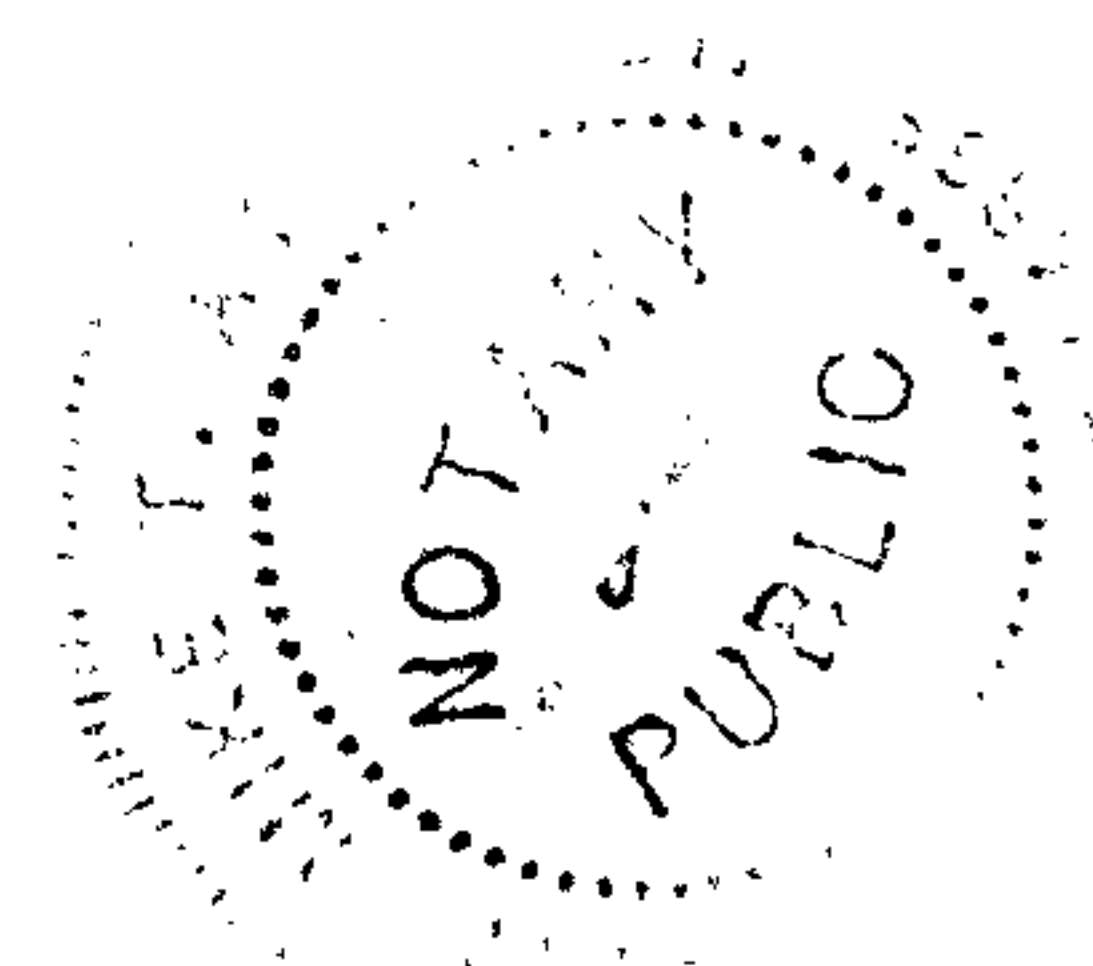
I, the undersigned authority, a Notary Public in and for said County, in said State hereby

**WILLIAM H OLIVER AND JANICE OLIVER**

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 23<sup>RD</sup> day of November 2004.

  
Notary Public  
My commission expires: 10-16-08



Atchison

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL I:

From the NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, run South along the East line of said 1/4-1/4 Section for a distance of 971.48 feet; thence turn an angle to the right of 126 degrees 14 minutes and run Northwesterly for a distance of 150.47 feet to the point of beginning of the property herein described; thence continue Northwesterly along the same course for a distance of 233.87 feet; thence turn an angle to the right of 80 degrees 58 minutes and run Northeasterly for a distance of 188.60 feet; thence turn an angle to the right of 99 degrees 02 minutes and run Southeasterly for a distance of 233.87 feet; thence turn an angle to the right of 80 degrees 58 minutes and run Southwesterly for a distance of 188.60 feet to the point of beginning.  
According to survey of Louis H. Weygand, RLS, dated April 10, 1979.

PARCEL II:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, and run thence South along the East line of said 1/4-1/4 Section a distance of 740.56 feet to the point of beginning of the parcel herein described; thence continue South along the East line of said 1/4-1/4 Section a distance of 230.92 feet; thence turn an angle of 126 degrees 14 minutes to the right and run a distance of 150.47 feet; thence turn an angle of 80 degrees 58 minutes to the right and run a distance of 188.60 feet; thence turn an angle of 99 degrees 02 minutes to the right and run 43.59 feet to the point of beginning.  
According to the survey of Louis H. Weygand, dated April 10, 1979.