


SEND TAX NOTICE TO: WAYNE S. FANT AND NICOLE A. FANT  
3205 HIGHWAY 69  
CHELSEA, ALABAMA 35043

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

  
20050107000011210 Pg 1/2 66.00  
Shelby Cnty Judge of Probate,AL  
01/07/2005 15:44:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$258,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **C. S. FANT, UNMARRIED INDIVIDUAL**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **WAYNE S. FANT and NICOLE A. FANT, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S)for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$206,400.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.


Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of January, 2005.

\_\_\_\_\_

  
\_\_\_\_\_(L.S.)  
**C. S. FANT**


\_\_\_\_\_

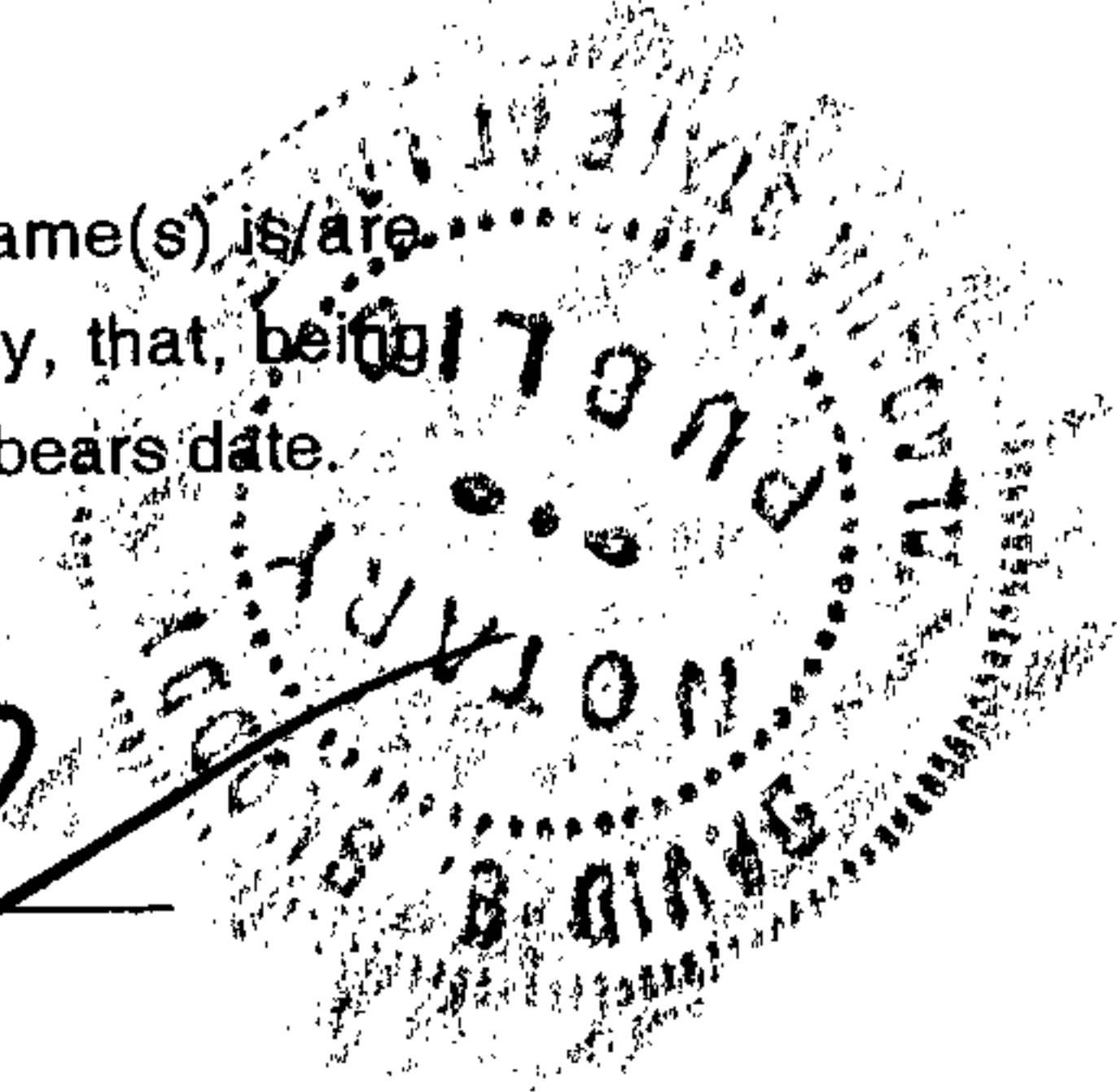
\_\_\_\_\_(L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that C. S. FANT and , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 4th day of January, 2005.

  
\_\_\_\_\_  
Notary Public  
My commisson exp:\_\_\_\_\_



Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/06

EXHIBIT "A"

A part of the NE 1/4 of the NW1/4 of Section 21, Township 20 South, Range 1 West being more particularly described as follows:

Commencing at the Northwest corner of the NE1/4 of the NW1/4 of Section 21, Township 20 South, Range 1 West; thence South 89 degrees 58 minutes 00 seconds East a distance of 579.99 feet to a point; thence South 01 degrees 14 minutes 44 seconds West a distance of 379.80 feet to the POINT OF BEGINNING; thence continuing at the point of beginning South 01 degrees 14 minutes 44 seconds West a distance of 107.79 feet to a point; thence South 32 degrees 49 minutes 21 seconds East a distance of 275.91 feet to a point; thence South 89 degrees 00 minutes 01 seconds east a distance of 549.81 feet to a point; thence North 00 degrees 59 minutes 59 seconds east a distance of 337.00 feet to a point; thence North 89 degrees 00 minutes 01 seconds West a distance of 702.92 feet to the point of beginning.

Also a 20 foot ingress and egress easement being more particularly described as follows: Commence at the Northwest corner of said Section 21; thence South 89 degrees 58 minutes 00 seconds West a distance of 579.99 feet to a point; thence South 01 degrees 14 minutes 44 seconds West a distance of 487.59 feet to the centerline of said 20 foot easement, also being the POINT OF BEGINNING; THENCE South 32 degrees 49 minutes 21 seconds East a distance of 275.91 feet; thence South 43 degrees 28 minutes 37 seconds East a distance of 127.26 feet; thence South 30 degrees 46 minutes 16 seconds East a distance of 191.54 feet; thence South 27 degrees 52 minutes 59 seconds East a distance of 375.30 feet; thence South 21 degrees 36 minutes 21 seconds East a distance of 65.48 feet to the northerly right of way of Shelby County Road No. 69; also being the point of ending. Said easement lying 10 feet on each side of said centerline.

All being situated in Shelby County, Alabama.