

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

Send Tax Notice to:  
Ralph McEwen  
8700 Chelsea Road  
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHI

20050126000041380 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
01/26/2005 15:52:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND DOLLARS AND NO/00 (\$5,000.00), and any 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, Clyde McEwen, a single man (herein referred to as grantor) grant, bargain , sell and convey unto Ralph McEwen and wife, Peggy McEwen (herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

The West ½ of the SE ¼ of the SE ¼ of Section 22, Township 20 South, Range 1 East.  
Situating in Shelby County, Alabama.

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

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 26<sup>th</sup> day of January, 2005.

\_\_\_\_\_  
Clyde McEwen

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Clyde McEwen 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of January, 2005.

\_\_\_\_\_  
Notary Public

My commission expires: 10/16/08