

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 **ONE HUNDRED SIXTY FIVE THOUSAND AND NO/00 (\$165,000.00)**, 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,

RICHARD B ATCHISON AND WIFE, CHERIE B ATCHISON

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

ROBERT PROCTOR AND KIMBERLY PROCTOR

(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.

\$132,000.00 of the above-recited consideration was paid from a first 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 3rd day of March, 2005.

RICHARD B ATCHISON

STATE OF ALABAMA)

SHELBY COUNTY)
I, the undersigned authority, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State hereby

I, the undersigned authority, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State he RICHARD B ATCHISON AND CHERIE B ATCHISON

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 3RD day of March, 2005.

Notary Public

My commission expires: 10-16-08

20050317000120260 2/2 \$47.00 Shelby Cnty Judge of Probate, AL 03/17/2005 11:56:55AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I:

Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 59 minutes 44 seconds East run 576.87 feet; thence South 0 degree 00 minutes 58 seconds West for 228.96 feet; thence South 62 degrees 40 minutes 30 seconds West for 399.53 feet; thence South 11 degrees 40 minutes 12 seconds East for 221.47 feet; thence South 75 degrees 23 minutes 46 seconds West for 94.46 feet; thence South 18 degrees 53 minutes 14 seconds East for 217.26 feet to the Northerly R/W of Alabama State Highway No. 25; thence South 65 degrees 49 minutes 49 seconds West along said R/W for 40.06 feet; thence North 20 degrees 55 minutes 47 seconds West for 191.59 feet; thence South 63 degrees 35 minutes 23 seconds West for 186.36 feet to the west line of said 1/4-1/4 section; thence North 1 degree 56 minutes 40 seconds East for 779.44 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS# 12945, dated October 11, 2004.

Shelby County, AL 03/17/2005 State of Alabama

Deed Tax:\$33.00