


\$5,000.00

This instrument was prepared
without benefit of title evidence by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
440 Hollybrook Road
Columbiana, AL 3505


20050329000141590 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/29/2005 11:31:49AM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and no/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned William A. Venable, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto William Allen Venable, Jr. and wife, Debbie Venable (herein referred to as GRANTEES) 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 Shelby County, Alabama to-wit:

Begin at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 1 East; thence run West along the South line of said Section 3 a distance of 897.79 feet to a point 330.0 feet East of the East right of way line of Alabama State Hwy. No. 145; thence turn an angle of 105° 08' 38" to the right and run parallel with the said Hwy. No. 145 a distance of 268.17 feet; thence turn an angle of 74° 51' 22" to the right and run a distance of 259.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama., and containing 5.10 acres.

GRANTOR is the surviving grantee named in the deed recorded in Deed Book 327, page 301, in the Probate Office of Shelby County, Alabama; the other grantee, Joy Venable, having died on December 20, 1995.

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 the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

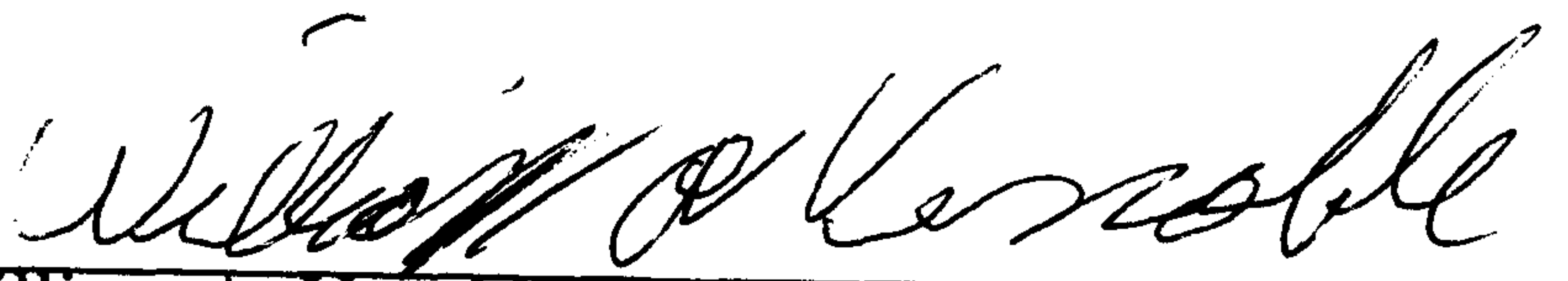
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;



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that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 18th day of December, 2003.


William A. Venable

Shelby County, AL 03/29/2005
State of Alabama

Deed Tax: \$5.00

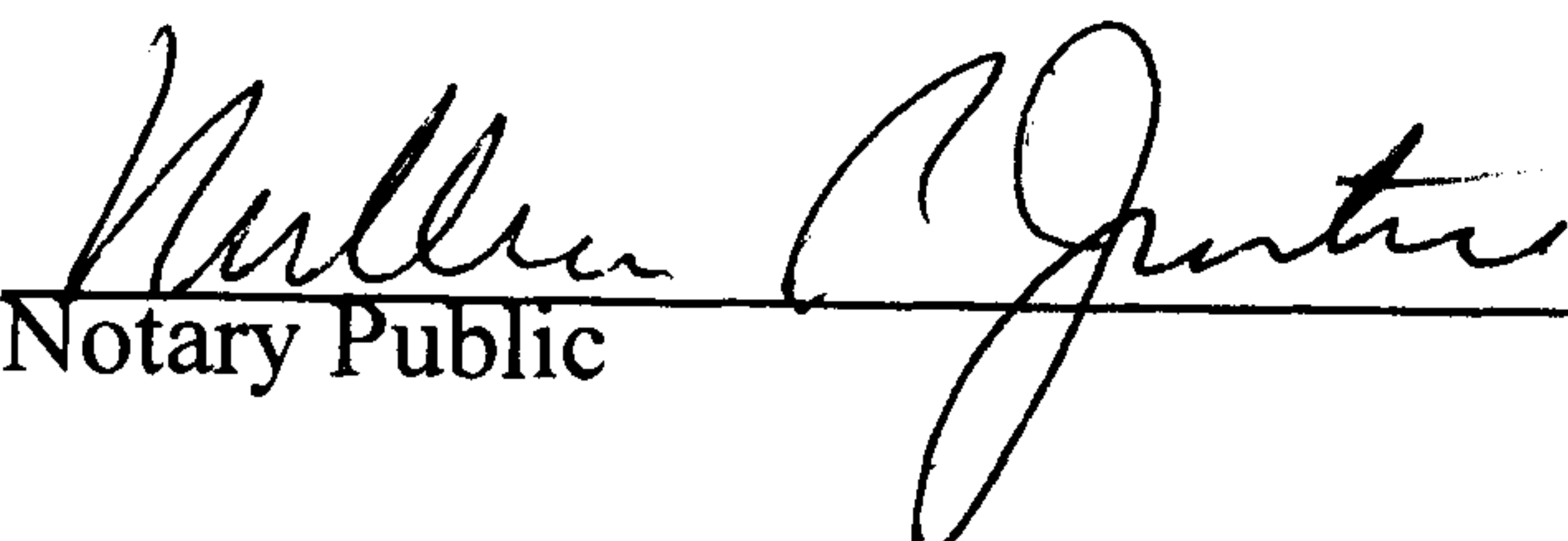
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Venable, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2003.


Notary Public