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

Send Tax Notice to: Woodford S., Jr. & Deborah P. Quinn 1100 Deer Run Road Alabaster, Alabama 35007

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) SHELBY COUNTY)

20050406000159470 1/2 \$19.00 Shelby Cnty Judge of Probate, AL 04/06/2005 11:11:42AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 (\$5,000.00), 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,

## Woodford S. Quinn, Jr. and Deborah P. Quinn, husband and wife

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

## Woodford S. Quinn, Jr. and Deborah P. Quinn, husband and wife

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, towit:

See attached for Legal Description.

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 16<sup>th</sup> day of February, 2005.

Deborah P. Quinn

STATE OF ALABAMA) SHELBY COUNTY)

> I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Woodford S. Quinn, Jr., a married man

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 \_\_\_\_\_ day of Edwary, 2005.

Notary Public

My Commission Expires: 3-19-08

STATE OF ALABAMA) SHELBY COUNTY)

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

Deborah P. Quinn, a married woman

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 16<sup>th</sup> day of February, 2005.

Notary Public

My Commission Expires: 3-19-08

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PARCEL I:

Begin at the SE corner of SE 1/4 of SE 1/4 of Section 33, Township 20 South, Range 2 West; thence run North along the East line of said 1/4-1/4 1,318.25 feet to the Northeast corner of said 1/4-1/4, thence run West along the North line of said 1/4-1/4 1,324.65 feet to the Northwest corner of said 1/4-1/4; thence run South along the West line of said 1/4-1/4 1,264.56 feet to a point on the North line of a 50 foot right of way; thence turn 88 degrees 34 minutes 30 seconds left and run East 293.74 feet; thence turn 90 degrees right and run South 50.00 feet to a point on the South line of said 1/4-1/4; thence run East along the South line of said 1/4-1/4 1,032.41 feet to the point of beginning. Less and except mineral and mining rights. Subject to restrictions, conditions, and provisions of record.

PARCEL II:

Begin at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 20 South, Range 2 West; thence run West along the North line of said 1/4-1/4 323.71 feet; thence turn an angle to the left of 83 degrees 02 minutes 42 seconds and run Southerly 944.92 feet to a point on the North line of a county road; thence turn 67 degrees 14 minutes 53 seconds left and run Southeasterly along the North line of said right of way 364.14 feet to the point of beginning of a curve to the right having a central angle of 48 degrees 20 minutes 55 seconds and a radius of 220.24 feet; thence run along the arc of said curve 185.85 feet to the end of said curve; thence turn 77 degrees 53 minutes 51 seconds left and run Easterly parallel with and 50 feet North of the South line of said 1/4-1/4, 43.48 feet to its intersection with the East line of said 1/4-1/4; thence run North along said East Line of said 1/4-1/4 1,264.56 feet to the point of beginning.

Less and except mineral and mining rights. Subject to restrictions, conditions and provisions of record. Grantor reserves a 40' right of way over and across said property which said right of way is set out on the attached drawing marked Exhibit "A:. The attached drawing marked Exhibit "B: is filed for record.

> Shelby County, AL 04/06/2005 State of Alabama

Deed Tax: \$5.00