20050520000246780 1/2 $171.50
Shelby Cnty Judge of Probate, AL
05/20/2005 03:15:04PM FILED/CERT

700177

This instrument was prepared by:
Daniel P. Rosser
Attorney At Law
P.O. Box 59501
Birmingham, AL 35259

SEND TAX NOTICE TO:
Grady A Gulledge Jr and Teresa Gulledge
85 April Lane
Westover, AL 35147

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTY-SEVEN FIVE THOUSAND AND NO/100'S ($157,500.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **MIKE CRAFT, A MARRIED MAN, AND ROBERT L PHILLIPS, AN UNMARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **GRADY A GULLEDGE JR AND TERESA GULLEDGE** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

See Attached Exhibit A

Mike Craft warrants that the property conveyed herein is not his homestead nor the homestead of his spouse.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

$0.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF ,we , **MIKE CRAFT, A MARRIED MAN AND ROBERT L PHILLIPS, AN UNMARRIED MAN**, have hereunto set my (our) hand(s) and seal(s) this the 20th day of **APRIL, 2005**

Mike Craft (SEAL)
MIKE CRAFT

Robert L Phillips (SEAL)
ROBERT L PHILLIPS

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MIKE CRAFT, A MARRIED MAN AND ROBERT L PHILLIPS, AN UNMARRIED MAN** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of **APRIL 2005**

Rachel Erin Steed
Notary Public
My commission expires _____

RACHEL ERIN STEED
NOTARY
EXP. 11-9-06
PUBLIC
ALABAMA STATE AT LARGE

Shelby County, AL 05/20/2005
State of Alabama

Deed Tax:$157.50

Security Land Title

20050520000246780 2/2 $171.50
Shelby Cnty Judge of Probate,AL
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EXHIBIT "A"

File No.: **700177**

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 21 A DISTANCE OF 2,685.19 FEET TO A POINT; THENCE TURN 98 DEGREES 28 MINUTES 55 SECONDS RIGHT AND RUN NORTHERLY 281.54 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 230.31 FEET TO A POINT; THENCE TURN 89 DEGREES 12 MINUTES 18 SECONDS RIGHT AND RUN EASTERLY 266.35 FEET TO A POINT ON THE WEST MARGIN OF A PUBLIC ROAD NAMED APRIL LANE; THENCE TURN 90 DEGREES 03 MINUTES 00 SECONDS RIGHT AND RUN SOUTHERLY ALONG THE SAID WEST MARGIN OF SAID APRIL LANE 235.09 FEET TO A POINT; THENCE TURN 90 DEGREES 58 MINUTES 15 SECONDS RIGHT AND RUN WESTERLY 269.38 FEET TO THE POINT OF BEGINNING.