

This instrument was prepared by:
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15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO
Angela C. Franklin and Wesley Peoples

Form 1-1-27 Rev 1-66

WARRANTY DEED

Joint Tenants with Right of Survivorship



20050610000286910 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
06/10/2005 03:06:14PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty-Two Thousand Two Hundred Dollars (\$132,200.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

Dan Kyle Gay, unmarried,

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

Angela C. Franklin and Wesley Peoples,

herein referred to as grantee, (whether one or more), 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 to Shelby County, Alabama to wit:

Part of the Southwest ¼ of the Southeast ¼ of Section 15, Township 19 South, Range 2 East being more particularly described as follows:

Commence at a point where the West right of way line of U.S. Highway 231 intersects the North line of said ¼ - ¼; thence run South 22 deg. 49 min. West along said right of way 224.29 feet to the point of beginning; thence run South 27 deg. 01 min. 31 sec. West along said right of way line 247.72 feet to the Northeast corner of the Goodwin property; thence run North 69 deg. 25 min. West, along the North line of Goodwin property 208.8 feet to the Northwest corner thereof, thence North 68 deg. 32 min. 07 sec. West 320.85 feet; thence run North 86 deg. 56 min. 26 sec. East 250 feet; thence run North 1 deg. 57 min. East 127.45 feet; thence run South 72 deg. 32 min. 54 sec. East, along an old fence line 369.67 feet to the point of beginning, in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Less and Except:

Commence at a point where the West right-of-way line of U.S. Highway 231 intersects the North line of the SW ¼ of the SE ¼ of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 22 deg. 49 min. 00 sec. West along right-of-way of said road a distance of 224.29 feet to a point of beginning of herein described parcel of land; thence South 27 deg. 01 min. 31 sec. West along right-of-way of said road for a distance of 122.72 feet; thence 67 deg. 56 min. 07 sec. West 125.55 feet; thence North 20 deg. 20 min. 50 sec. East 10.31 feet; thence North 71 deg. 02 min. 41 sec. West 47.33 feet; thence North 74 deg. 57 min. 17 sec. West 148.17 feet; thence North 1 deg. 57 min. 00 sec. East 109.59 feet; thence South 72 deg. 32 min. 54 sec. East 369.67 feet back to the point of beginning.

D. J. Romeo

**\$ ⁹²139,012 of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.**

Subject to:

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1. Ad Valorem Taxes Due 10/1/2005.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. General and special taxes or assessments for the year 2005 and subsequent years not yet due and payable.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 156 page 411 and Inst. No. 1999-44120 in the Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 82 page 51 in the Probate Office.
6. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 117 page 35 in the Probate Office.
7. Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 342 page 945 and Misc. Book 57 page 55 in the Probate Office.

TO HAVE AND TO HOLD to the said grantee, (whether one or more), 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 the right of reversion.

AND I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature and seal, this 27th day of May, 2005.

Witness

Dan Kyle Gay
Dan Kyle Gay

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dan Kyle Gay, unmarried**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2005.

Janet Poe
Notary Public
My Commission Expires: 8-21-06

Shelby County, AL 06/10/2005
State of Alabama

• Deed Tax: \$2.50