

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 EIGHTEEN THOUSAND and NO/00 (\$18,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

#### CENTRAL STATE BANK, INC.

grant, bargain, sell and convey unto,

#### JESSIE WAYNE CLARK AND ESTHER DIANE CLARK

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.

\$0.00 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 oth s, executors ul claims of and all

nerwise noted above, that I (we) have a good right to sell d administrators shall, warrant and defend the same to the persons.	and convey the same as aforesaid, that I (we) will, and my (our) heirs, executo said Grantees, heirs, executors and assigns forever, against the lawful claims on the set my hand and seal this 13 <sup>th</sup> day of July, 2005.
	CENTRAL STATE BANK, INC.
	CARLENE HADAWAY AS SENIOR VICE PRESIDENT
whose names are signed to the foregoing conveyance, a	, a Notary Public in and for said County, in said State, hereby certify that  Vice President OF CENTRAL STATE BANK INC.  and who are known to me, acknowledged before me on this day, that, being ted the same voluntarily on the day the same bears date.
Given under my hand and official seal this 13 <sup>TH</sup> da  My Commission Expires:	y of July, 2005.  Notary Public
WY COMMISSION EXPIRES MAY 7, 2006	

# EXHIBIT "A" LEGAL DESCRIPTION

Commence at a point where the Western boundary of the SW 1/4 of the SE 1/4 of Section 9, Township 24 North, Range 14 East, is intersected by the South boundary line of the Hiwassee Dirt Road; thence run Easterly along the South boundary of said Hiwassee Dirt Road to a point where the same intersects the Eastern boundary of Buxahatchee Creek for the point of beginning of the property herein conveyed; thence continue East along the Southern edge of the Hiwassee Dirt Road a distance of 630 feet to a point; thence turn to the right and run Southerly approximately parallel with the Eastern boundary of Buxahatchee Creek 210 feet to a point; thence turn to the right and run Westerly approximately parallel with the Southern boundary of Hiwassee Dirt Road a distance of 530 feet to a point on the Eastern boundary of Buxahatchee Creek; thence turn to the right and run in a Northerly direction along the Eastern boundary of Buxahatchee Creek a distance of 210 feet to the point of beginning of property herein described.

Situated in Shelby County, Alabama.

20050720000362570 2/2 \$32.00 Shelby Cnty Judge of Probate, AL 07/20/2005 11:20:20AM FILED/CERT

Shelby County, AL 07/20/2005 State of Alabama Deed Tax:\$18.00