



20050809000405660 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
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This instrument was prepared by:

Grantees' address:
801 Mooney Road
Columbiana, AL 35051

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Four Thousand Nine Hundred and no/100 DOLLARS (\$104,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned John L. Kubas, III and Mary Danette F. Kubas, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Aaron Oliver and Tracie Oliver (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:

A parcel of land being situated in the SE 1/4 of the NE 1/4 of Section 36, Township 21 South, Range 1 West, more particularly described as follows:
Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 36, Township 21 South, Range 1 West for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the Northerly right-of-way line of a County paved road; thence run North 53 deg. 24 min. West along said road right-of-way for a distance of 357.4 feet; thence run North 6 deg. 12 min. 24 sec. East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 deg. 56 min. East along said forty line for a distance of 200.0 feet to the point of beginning.

Less and Except one acre of land more particularly described as follows:
Begin at the Northeast corner of the SE 1/4 of the NE 1/4, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn an angle of 90 deg. 00 min. to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 deg. 25 min. 36 sec. to the right and run South 37 deg. 35 min. 36 sec. West a distance of 187.44 feet to a point on the Northeast right-of-way line of County Highway 78; thence turn an angle of 90 deg. 00 min. 36 sec. to the left of and run South 53 deg. 24 min. 00 sec. East along said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 deg. 36 min. 00 sec. to the left

Shelby Real Estate

and run North a distance of 488.97 feet to the Point of Beginning; being situated in Shelby County, Alabama.


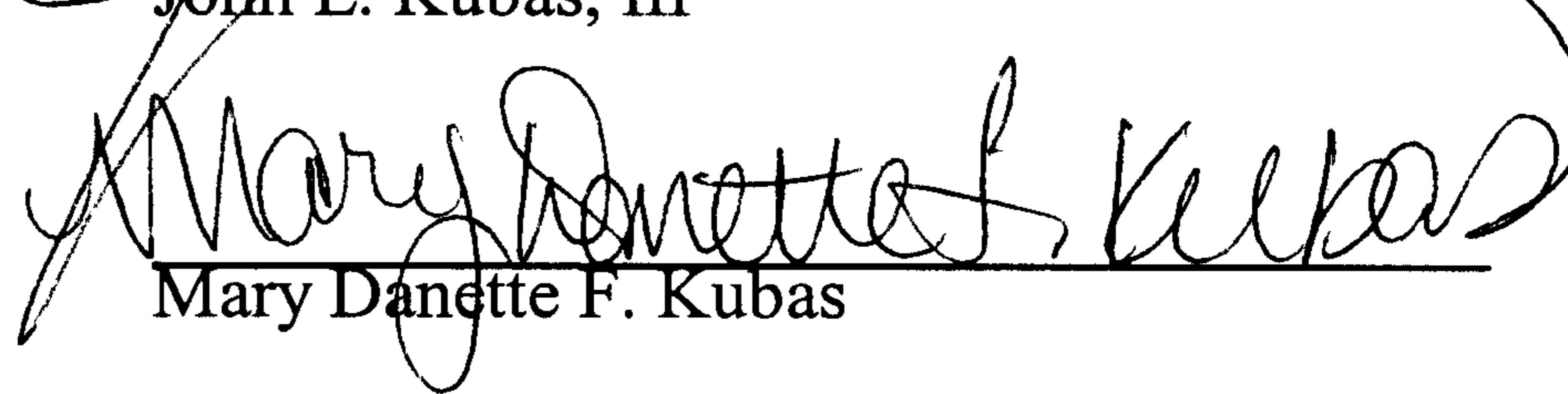
Subject to rights of way and easements of record, including a joint driveway agreement recorded as Instrument No. 1994-34251 in the Probate Office of Shelby County, Alabama.

\$104,900.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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; 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 8th day of August, 2005.


John L. Kubas, III

Mary Danette F. Kubas

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Kubas, III and Mary Danette F. Kubas, husband and wife, 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 8th day of August, 2005.


Notary Public

