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

Send Tax Notice to:

Louis Dykes and Theda Dykes

224 / 1799 (25)

Chelle Man J5 (43)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWO HUNDRED FORTY THOUSAND FIVE HUNDRED FIFTY AND NO/00 (\$240,550.00), 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,

LEE P. HOUSE AND WIFE, CATHERINE G. HOUSE

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

LOUIS DYKES AND THEDA DYKES

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

See EXHIBIT A for Legal Description.

20050811000412480 1/2 \$129.00 Shelby Cnty Judge of Probate, AL 08/11/2005 10:57:37AM FILED/CERT

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the household of the grantor, or of her spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$125,550.00 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 5th day of AUGUST, 2005.

LEE P. HOUSE

CATHERINE G. HOUSE

STATE OF ALABAMA) SHELBY COUNTY)

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

LEE P. HOUSE AND WIFE, CATHERINE G. HOUSE

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 5th day of XUGUST, 2005.

Notary Public

My Commission Expires: 10-16-08

EXHIBIT A LEGAL DESCRIPTION

PARCEL I:

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Section 14, Township 24 North, Range 15 East; thence run South along the West line of said 1/4-1/4 for 290.69 feet to the Northerly right of way of a gravel county road; thence run Southerly along said right of way for 375.41 feet to the West line of said 1/4-1/4; thence run South along said 1/4-1/4 41.34 feet to a rock corner; thence 89 degrees 20 minutes 27 seconds left run 655.86 feet to a rock corner; thence 89 degrees 03 minutes 37 seconds right 133.44 to the Northerly right of way of Shelby County Hwy. 71; thence 122 degrees 18 minutes 05 seconds left to tangent of a curve having a radius of 2,540 feet; thence run along said curve 275.03 feet; thence 64 degrees 23 minutes 33 seconds left from tangent of said curve run 661.77 feet to the North line of said 1/4-1/4; thence 88 degrees 54 minutes 52 seconds left run 892.63 feet to the point of beginning.
According to survey of Rodney Y. Shiflett, RLS #21784, dated August 2, 2005.

20050811000412480 2/2 \$129.00 Shelby Cnty Judge of Probate, AL 08/11/2005 10:57:37AM FILED/CERT

Shelby County, AL 08/11/2005 State of Alabama

Deed Tax:\$115.00