


This instrument was prepared without
benefit of title evidence by:

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

Grantees' address:
P.O. Box 1681
Columbiana, AL 35051


20050825000438090 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
08/25/2005 11:01:31AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Connie Vansant, a widow (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Charles Byron Arnold and Jacquelyn Kay Arnold (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:

Lot B, Vansant Family Subdivision, as recorded in Map Book 35, Page 66, in the Probate Office of Shelby County, Alabama.

Also, a 40-foot wide easement for ingress, egress, and utilities described as commencing at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 17, Township 21 South, Range 1 East; thence run N 00° 08' 31" W along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 53.02 feet to the point of beginning of said easement; thence continue along last described course a distance of 609.63 feet to the SW corner of the Vansant Family Subdivision, as recorded in Map Book 35, Page 66, in the Probate Office of Shelby County, Alabama; thence turn right and run N 89° 58' 33" E along the South line of said subdivision a distance of 40.00 feet; thence turn right and run S 00° 08' 31" E a distance of 609.63 feet; thence turn right and run S 89° 55' 18" W a distance of 40.00 feet, more or less, to the point of beginning. Also, a 40-foot wide easement for ingress, egress, and utilities along the South line of Lot A of said subdivision.

The above described easements are non-exclusive, shall be for the benefit and use of GRANTEES and their heirs, executors, administrators, successors, transferees, and assigns, and may be used by the public in general for access as well as for installation and maintenance of utilities.

GRANTOR is the surviving grantee in the deed recorded in Real Book 220, Page 774, in the Probate Office of Shelby County, Alabama, the other grantee, Walter Jack Vansant, having died on June 2, 1996.

Shelby County, AL 08/25/2005
State of Alabama

Deed Tax: \$10.00

Subject to all easements, restrictions, and conditions as shown on said map and as shown on record, including 40-foot wide easement for ingress, egress, and utilities along the South line of said Lot B.

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 19th day of August, 2005.

Connie Vansant
Connie Vansant

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie Vansant, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, 2005.

William R. Gentry
Notary Public