

This Instrument Prepared By: Christopher R. Smitherman, Attorney at Law Law Offices of Christopher R. Smitherman, L.L.C. Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357 Send Tax Notice: Richard G. Anderson Sharon M. Anderson 500 Shoshone Drive Montevallo, AL 35115

STATE OF ALABAMA)	
)	WARRANTY DEED: JOINT TENANCY
SHELBY COUNTY)	WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of <u>Three Hundred Thousand & 00/100 Dollars</u> (\$300,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Paul B. Brown**, a single person, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Richard G. Anderson and wife**, **Sharon M. Anderson**, hereinafter called "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:

See attached Exhibit "A".

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the <u>1st</u> day of <u>September</u>, 2005.

Paul B. Brown

STATE OF ALABAMA
)

SHELBY COUNTY) ACKNOWLEDGMENT)

I, <u>Chris Smitherman</u>, a Notary Public for the State at Large, hereby certify that the above posted name, *Paul B. Brown*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL DE OFFICE on this the 1st day of

September, 2005.

GRANTOR

NOTARY PUBLIC 113 38

PARCEL 3:

Commence at the Southeast corner of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and turn an angle of 68 degrees 22 minutes 28 seconds left off of the East line of said Section 21 and run thence North 69 degrees 50 minutes 17 seconds West a distance of 122.77 feet to a corner which is the O.C. of a cul de sac curve to the left having a central angle of 82 degrees 58 minutes 56 seconds and a radius of 49.98 feet; thence run the arc of said curve an arc distance of 72.38 feet to a corner which is the P.T. of said curve; thence run North 18 degrees 50 minutes 01 second West a distance of 163.30 feet to a corner; thence run North 50 degrees 09 minutes 59 seconds East a distance of 180.00 feet to a corner; thence run North 21 degrees 02 minutes 59 seconds East a distance of 158.11 feet to a corner on the East section line of Section 21; thence run North 01 degree 29 minutes 00 seconds West along said section line a distance of 539.99 feet to a corner; thence run North 31 degrees 26 minutes 32 seconds West a distance of 233.81 feet to a corner and the point of beginning of the property, Parcel -3 being described; thence run North 16 degrees 00 minutes 33 seconds West a distance of 350.00 feet to a corner; thence run South 71 degrees 59 minutes 27 seconds West a distance of 400.00 feet to a corner; thence run South 18 degrees 00 minutes 33 seconds East a distance of 350.00 feet to a corner; thence run North 71 degrees 59 minutes 27 seconds East a distance of 400.00 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated August 10, 2005.

20050906000456970 2/2 \$314.00

20050906000456970 2/2 \$314.00 Shelby Cnty Judge of Probate, AL 09/06/2005 10:18:55AM FILED/CERT

Shelby County, AL 09/06/2005 State of Alabama

State 5.00.00 Deed Tax: \$300.00