

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Jeff Segar and David Epperson  
202 Park Village Circle  
Alabaster, Alabama 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred twenty thousand and no/100 (\$120,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Johnny Lee Sneed and Betty Joyce Sneed, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeff Segar and David Epperson** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

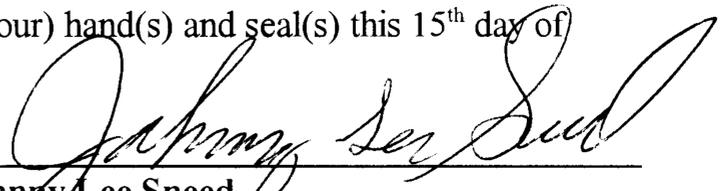
\$96,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 15<sup>th</sup> day of August, 2005.

\_\_\_\_\_  
\_\_\_\_\_

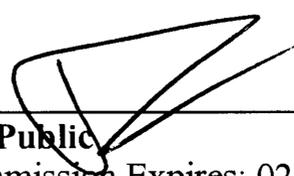
  
\_\_\_\_\_  
**Johnny Lee Sneed**  
  
\_\_\_\_\_  
**Betty Joyce Sneed**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Shelby County, AL 09/14/2005  
State of Alabama  
Deed Tax: \$24.00

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Johnny Lee Sneed and Betty Joyce Sneed, husband and wife**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of August, 2005.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-09

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2 / 25 / 2009



20050914000477390 2/2 \$38.00  
Shelby Cnty Judge of Probate, AL  
09/14/2005 01:26:24PM FILED/CERT

## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 90 degrees 00 minutes 00 seconds East along the North line of said Section 35 a distance of 739.49 feet to a point. Thence South 00 degrees 00 minutes 00 seconds East a distance of 179.53 feet to the "POINT OF BEGINNING" also being on the West bank of Shack Branch slough on Lay Lake, thence South 22 degrees 35 minutes 51 seconds East along said West bank a distance of 97.23 feet to a point, thence North 90 degrees 00 minutes 00 seconds West a distance of 428.88 feet to a point, thence North 34 degrees 33 minutes 59 seconds West a distance of 109.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East a distance of 453.35 feet to the "POINT OF BEGINNING".