

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Winston J. Sitton
4330 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$171,400.00 of the above recited purchase price 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 30th day of September, 2005.

David Russell Sneed

Allison Crouse Sneed

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that David Russell Sneed and Allison Crouse Sneed, 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 30¹¹ day of September, 2005.

Notary Public

My commission expires: 912/01

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southwest corner of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, and proceed North along the West boundary of said Section 35 for 1898.88 feet to a point on the North right of way boundary of Chelsea Road (R/W 80 feet – Shelby County Highway 47), said point being the point of beginning of herein described parcel of land; thence from said point of beginning, continue along said course North 210.00 feet; thence North 89 deg. 29 min. 00 sec. East 439.30 feet to a point on the West bank of a creek; thence South 14 deg. 33 min. 53 sec. East along creek for 118.48 feet; thence South 13 deg. 12 min. 43 sec. West along Creek for 19.77 feet; thence South 51 deg. 31 min. 01 sec. West 387.73 feet to a point on the aforementioned Chelsea Road; thence North 44 deg. 57 min. 59 sec. West along said road boundary for 227.89 feet back to the point of beginning.

The above described parcel of land is located in the Northwest ¼ of the Southwest ¼ of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama.

20051003000512810 2/2 \$23.50 Shelby Cnty Judge of Probate, AL 10/03/2005 10:30:25AM FILED/CERT

Shelby County, AL 10/03/2005 State of Alabama

Deed Tax: \$9.50