

This Document prepared by: Holliman & Shockley 2491 Pelham Parkway Pelham, AL 35124 Send Tax Notice to: Melissa A. Nelson 165 13<sup>th</sup> Street S.W. Alabaster, AL 35007

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten Thousand and No/100 Dollars (\$10,000.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

Melissa A. Nelson, an unmarried woman (herein referred to as grantor)

do grant, bargain and sell and convey unto

Melissa A. Nelson, J. D. Brasher, Peggy Hosmer and Louise Bonds (herein referred to as grantees)

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

For legal description see Exhibit "A" attached hereto and made a part hereof as though fully set out herein.

Subject to: (1) Current year's taxes, (2) Municipal assessments and/or fire dues, (3) Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

NOTE: This deed was prepared with information furnished by the grantor herein and relied upon by the law firm of Holliman & Shockley.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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 (ours) heirs, executors and administrators covenant with the said grantees, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) 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.

Given under my hand and seal on this the 27th day of October,

2005.

Melissa a Nalson

Melissa A. Nelson

20051027000559580 2/3 \$27.00 Shelby Cnty Judge of Probate, AL 10/27/2005 01:05:34PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that Melissa A. Nelson, 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.

Given under my hand and official seal this the 27th day of October,

2005.

NOTARY PUBLIC

My commission expires:

20051027000559580 3/3 \$27.00 Shelby Cnty Judge of Probate, AL 10/27/2005 01:05:34PM FILED/CERT

## EXHIBIT "A"

Commence at the southeast corner of Southeast 1/4 of Southeast 1/4 of Section 34, Township 20, Range 3 West and run West along the South line of said forty acres 630 feet to the southeast corner of Charlotte Sue and James R. Lester Lowery, Jr. lot; thence 2 degrees West (North 1 degree 7 minutes 09 seconds West measured) along the East line of said Lowery lot 125 feet (124.92 feet measured); thence North 88 degrees 47 minutes East (North 89 degrees 58 minutes 27 seconds East measured) 135 feet (134.03 feet measured); thence South 2 degrees East (South 1 degree 33 minutes 40 seconds East measured) 125.00 feet to the South line of said forty acres; thence along line 135.00 feet to the point of beginning, Shelby County, Alabama.

Shelby County, AL 10/27/2005 State of Alabama

Deed Tax: \$10.00