700327

This instrument was prepared by:
Paul Esco
Esco and Benson
547 S. Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:
Harry N. Pearson, Jr.
262 Clairmont Road
Sterrett, AL 35147

20051110000590110 1/2 $22.00
Shelby Cnty Judge of Probate, AL
11/10/2005 11:16:58AM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 11/10/2005
State of Alabama

Deed Tax:$8.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED SEVENTY ~~FIFTY~~ FIVE THOUSAND AND NO/100'S ($175,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **J. FRANK WYATT, JR. AND ROSEMARY B. WYATT, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HARRY N. PEARSON, JR., a married man and MIKE CRAFT, a married man** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

ATTACHED HERETO AS EXHIBIT "A" AND MADE APART HEREOF

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

$167,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, 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, we , **J. FRANK WYATT, JR. AND ROSEMARY B. WYATT, HUSBAND AND WIFE**, have hereunto set my (our) hand(s) and seal(s) this the **27TH** day of **OCTOBER, 2005**

J. Frank Wyatt Jr (SEAL)
J. FRANK WYATT, JR.

Rosemary B. Wyatt (SEAL)
ROSEMARY B. WYATT

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **J. FRANK WYATT, JR. AND ROSEMARY B. WYATT, HUSBAND AND WIFE** 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 **27TH** day of **OCTOBER, 2005.**

Notary Public
My commission expires _____

DAVID A. BEDGOOD
NOTARY
EXP. 8-27-07
PUBLIC
ALABAMA STATE AT LARGE

SLT# 700327

Escrow File No.: 700327

20051110000590110 2/2 $22.00
Shelby Cnty Judge of Probate,AL
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EXHIBIT "A"

ALL THAT PORTION OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 EAST, LYING AND BEING SOUTHEAST OF U.S. HIGHWAY 231, SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

FROM THE TRUE NE CORNER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 EAST, RUN THENCE SOUTH ALONG THE ACCEPTED EAT BOUNDARY OF SAID SECTION 24 AND THE DIVIDING LINE BETWEEN SHELBY COUNTY AND ST. CLAIR COUNTY A DISTANCE OF 1949.66 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 811.52 FEET TO A POINT AT AN ACCEPTED FENCE CORNER; THENCE TURN 93 DEGREES 10 MINUTES 28 SECONDS RIGHT AND RUN ALONG AN ACCEPTED FENCE LINE A DISTANCE OF 1276.29 FEET; THENCE TURN 122 DEGREES 36 MINUTES 12 SECONDS RIGHT AND RUN 422.67 FEET TO A POINT IN THE CENTER OF A 30.0 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES; THENCE TURN 81 DEGREES 30 MINUTES 58 SECONDS RIGHT AND RUN 79.75 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 17 DEGREES 10 MINUTES 9 SECONDS LEFT AND RUN 80.82 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 08 DEGREES 32 MINUTES 49 SECONDS LEFT AND RUN 419.91 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 03 DEGREES 38 MINUTES 23 SECONDS LEFT AND RUN 150.34 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 67 DEGREES 38 MINUTES 24 SECONDS LEFT AND RUN 533.05 FEET; THENCE TURN 90 DEGREES 00 MINUTES RIGHT AND RUN 129.95 FEET TO THE POINT OF BEGINNING HEREIN DESCRIBED PARCEL OF LAND.