

Send Tax Notice To:  
RODNEY DECKER AND LAUREN DECKER

20051121000604720 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
11/21/2005 08:16:08AM FILED/CERT

Shelby County, AL 11/21/2005  
State of Alabama  
Deed Tax: \$5.00

This instrument was prepared by:  
✓ Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **FIVE THOUSAND DOLLARS** and **NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**RODNEY VINCENT DECKER AND WIFE LAUREN E. DECKER**  
grant, bargain, sell and convey unto,

**RODNEY VINCENT DECKER AND WIFE LAUREN E. DECKER**  
the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A" for Legal Description

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$0.00** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES 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 14<sup>TH</sup> day of NOVEMBER, 2005.

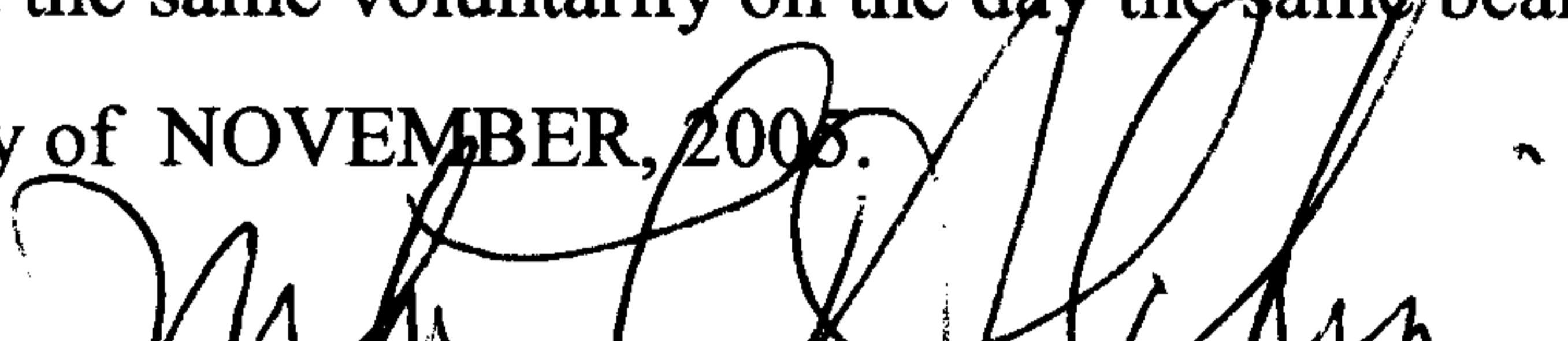
  
RODNEY VINCENT DECKER

  
LAUREN E. DECKER

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that  
RODNEY VINCENT DECKER AND LAUREN E. DECKER  
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 14<sup>TH</sup> day of NOVEMBER, 2005.

  
Notary Public

My Commission Expires: 10-16-08





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## Exhibit "A" Legal Description

Parcel No. 3, according to Jane W. Wallace Heirs Subdivision, as recorded in Map Book 10, page 57, in the Probate Office of Shelby County, Alabama.

Being more particularly described as follows:

Commence at the Northwest corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 33, Township 20 South, Range 2 East; thence run South along the West line of said  $\frac{1}{4}\frac{1}{4}$  Section a distance of 1149.40 feet to the point of beginning; thence continue South along said West line a distance of 641.45 feet; thence turn a deflection angle of 99 deg. 07 min. 43 sec. to the left and run a distance of 1843.81 feet to the center line of Mallory Road; thence turn a deflection angle of 119 deg. 25 min. 22 sec. to the left and run along said center line a distance of 334.91 feet; thence turn a deflection angle of 23 deg. 49 min. 45 sec. to the right and continue along said center line a distance of 110 feet; thence turn a deflection angle of 75 deg. 57 min. 11 sec. to the left and run a distance of 1583.76 feet to the West line of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the point of beginning; being situated in the North  $\frac{1}{2}$  of Section 33, Township 20 South, Range 2 East, Shelby County, Alabama. LESS AND EXCEPT any part of subject property lying within the road right of way, and except coal, oil, gas and other mineral interests in, to or under said premises.