

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

STATE OF ALABAMA COUNTY OF SHELBY Send tax notice to:
Steven Bietz, Kara Bietz, Todd Dewey,
Shyla Dewey and Ronnie G. Tidwell, Jr.
270 Rocky Ridge Drive
Helena, Alabama 35080

Know All Men by These Presents: That in consideration of **Eight thousand and no/100** (\$8,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Karen Scurlock**, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Steven Bietz**, **Kara Bietz**, **Todd Dewey**, **Shyla Dewey and Ronnie G. Tidwell**, **Jr.** (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.

This property does not constitute the homestead of the grantor nor her spouse, as defined in Section 6-10-3, Code of Alabama (1975)

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.

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 22nd day of December, 2005.

Karen Scurlock

Karen Scurlock

STATE OF ALABAMA COUNTY OF SHELBY Shelby County, AL 12/28/2005 State of Alabama

Deed Tax:\$8.00

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Karen Scurlock**, a married woman, 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 22nd day of December, 2005.

Notary Public \

My Commission Expires 02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large

My Commission Expires 2 / 25 / 2009

EXHIBIT "A" LEGAL DESCRIPTION

EXHIBIT "A"

A parcel of land in the NE % of the SE % of Section 28 and the NW % of the SW % of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of NE % of SE %, Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 88°12'02" East along the North % - % line 769.67 feet to the point of beginning of this description; thence continue on last named course 668.3 feet; thence run South 01°47'58" West 112.28 feet; thence run North 88°12'02" West 635.23 feet; thence run South 31°50'24" West 169.8 feet to a point on the Northerly margin of Scurlock Road; thence along a chord of a concave curve bearing North 63°55'54" West a distance of 52.05 feet; thence North 24°28'35" East 257.81 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

A parcel of land located in the NE % of the SE % of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of NE % of SE % of said Section 28; thence S 88°12'02" E along the North % - % line 769.67 feet to the point of beginning; thence continue on last course 185.59 feet; thence S 01°47'58" West 112.28 feet; thence N 88°12'02" W 152.52 feet; thence S 31°50'24" W 169.80 feet to a point in Scurlock Road; thence along a chord of a concave curve N 63°55'54" W 52.05 feet; thence N 24°28'35" E 257.81 feet to the point of beginning, being situated in Shelby County, Alabama.

20051228000665160 2/2 \$22.00 Shelby Cnty Judge of Probate, AL 12/28/2005 10:52:41AM FILED/CERT