

Mortgage in the amount of \$95,000.00 filed simultaneously herewith.

This instrument was prepared by:
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15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO
Jeffery L. Williams, Carolyn Williams,
and Duane Williams
150 Highway 216
Montevallo, AL 35115

Form 1-1-27 Rev 1-66

WARRANTY DEED
Joint Tenants with Right of Survivorship

2006010500009590 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
01/05/2006 02:05:32PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

Jeffery L. Williams and Carolyn F. Williams, husband and wife, and Duane Williams, a single person,

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

Jeffery L. Williams and Carolyn F. Williams, husband and wife, and Duane Williams, a single person,

herein referred to as grantee, (whether one or more), for and during their joint lives and upon the death of any of them, then to the survivor or survivors of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

See Exhibit A attached Herewith and Incorporated Herein.

It is the intention of the grantor, Duane Williams, that his life estate be terminated as part of this conveyance.

Subject to:

1. Ad Valorem Taxes Due 10/1/2005.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Covenants and restrictions, easements, set back lines, right of ways, and limitations, if any, of record.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121, Page 254 and Deed 133, Pge 493 in the Probate Office of Shelby County, Alabama.
5. Rights of others to use easement as set out in Real 148, Page 382 in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, (whether one or more), for and during their joint lives and upon the death of any of them, then to the survivor or survivors of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

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), upon the death of any one of said grantees, the entire interest in said property shall vest in the two survivors, as joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if neither grantee named survives the other or others, such as in case of

THE PURPOSE of THIS
DEED is to RELEAVE
DUANE'S LIFE
ESTATE & INCLUDE
HIM ON THE

death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

AND we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 16th day of September, 2005.

Kelly Hoz
Witness

Jeffery L. Williams
Jeffery L. Williams

Kelly Hoz
Witness

Carolyn F. Williams
Carolyn F. Williams

Kelly Hoz
Witness

Duane Williams
Duane Williams

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeffery L. Williams and Carolyn F. Williams, husband and wife**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2005.

Kelly Hoz
Notary Public
My Commission Expires: 01-19-09

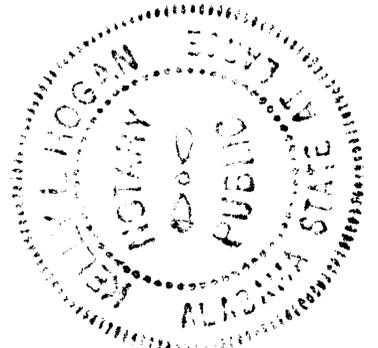
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Duane Williams, a single person**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2005.

Kelly Hoz
Notary Public
My Commission Expires: 01-19-09

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20060105000009590 3/3 \$19.00
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File No. 102-301-05
Grantee(s):
Jeffery L. Williams
Carolyn F. Williams
Duane Williams

EXHIBIT "A" LEGAL DESCRIPTION TO DEED

Commence at the Southeast corner of the Carrie Daly lot; thence South 84 deg. 00 min. East along the North boundary of Highway No. 25 for 189.00 feet; thence north 01 deg. 56 min. 47 sec. West for 619.50 feet to the point of beginning; thence north 81 deg. 32 min. 06 sec. East for 77.65 feet; thence North 05 deg. 56 min. 42 sec. East for 120.78 feet to the South boundary of Highway No. 269; thence North 76 deg. 37 min. 57 sec. West for 152.73 feet; thence south 05 deg. 43 min. 04 sec. West for 179.25 feet; thence North 81 deg. 32 min. 06 sec. East for 77.99 feet to the point of beginning. Situated in the East 1/2 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Together with a non-exclusive easement of ingress and egress over and across the following real estate situated in Shelby County, Alabama; Commence at the Southeast corner of the Carrie Daly lot; thence south 84 deg. 00 min. East along the North boundary of Highway No. 25 for 169.00 feet to the point of beginning; thence continue along previous course for 20.00 feet; thence North 01 deg. 56 min. 47 sec. West 619.50 feet; thence South 81 deg. 32 min. 06 sec. West for 19.94 feet; thence South 1 deg. 56 min. 47 sec. East 614.47 feet to the point of beginning; being situated in Shelby County, Alabama.