# WARRANTY DEED
# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20060117000024360 1/3 $35.00
Shelby Cnty Judge of Probate,AL
01/17/2006 01:09:27PM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
JAMES LEWIS
GINA LEWIS

(Name)

HWY 41
LEEDS, AL 35094

(Address)

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY THREE THOUSAND dollars ($163,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), JAMES M. HUNTER JR. and MARSHA W. HUNTER, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto JAMES LEWIS and GINA LEWIS, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 145,070.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to the said Grantees 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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple

Shelby County, AL 01/17/2006
State of Alabama

Deed Tax:$18.00

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of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, 12/12/05.

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_____ (Seal)
JAMES M. HUNTER JR.

Marsha W. Hunter (Seal)
MARSHA W. HUNTER

STATE OF **ALABAMA**
COUNTY OF SHELBY

**General Acknowledgment**

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that JAMES M. HUNTER JR. and MARSHA W. HUNTER, 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 12/12/05.

_____
Notary Public

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2008

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# EXHIBIT "A"

Commence at the Northeast corner of the NW ¼ of the SW ¼ of Section 18, Township 18 South, Range 1 East, Shelby County, Alabama, and run South 00° 00" West along the East line of said ¼ - ¼ section for 1255.46 feet; thence North 90° 00' 00" West for 1528.33 feet to the point of beginning; thence South 43° 51' 49" East for 201.66 feet; thence South 33° 38' 20" West for 52.33 feet; thence South 47° 13' 59" West for 109.86 feet; thence South 40° 15' 56" West for 130.00 feet; thence South 70° 53' 07" West for 133.04 feet; thence South 50° 20' 09" West for 44.55 feet; thence South 28° 32' 37" West for 58.97 feet; thence South 04° 13' 54" West for 63.06 feet; thence South 10° 52' 26" East for 207.31 feet; thence South 11° 48' 52" West for 17.16 feet; thence South 56° 30' 31" West for 51.66 feet; thence South 89° 48' 48" West for 46.52 feet; thence North 67° 53' 20" West for 48.22 feet; thence North 63° 50' 39" West for 26.54 feet; thence North 72° 40' 06" West for 100.22 feet; thence North 30° 17' 45" West for 403.37 feet to a point on the Southerly right of way line of Highway No. 41; thence run along said road right of way North 59° 42' 15" East for 774.33 feet to the point of beginning.