THIS DEED PREPARED WITHOUT EVIDENCE OF TITLE. This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051 (205) 669-6204

(205) 669-6291 Fax (205) 669-3130

This instrument was prepared by: MIKE T. ATCHISON

P. O. Box 822

Columbiana, AL 35051

SEND TAX NOTICE TO:

(Name)_	Thomas	Douglass		
	203	15th Au	0 51.	

(Address)

Form 1-1-5 Rev. 4/99

That in consideration of

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

20060210000068750 1/1 \$21.00

Shelby Cnty Judge of Probate, AL 02/10/2006 09:38:39AM FILED/CERT

DULLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ten Thousand and no/100-----------

Charles Fondren, a Married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Douglass and Sylvia Douglass

My Commission Expires:

Shelby County, AL 02/10/2006 State of Alabama

Notary Public.

Deed Tax: \$10.00

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby

County, Alabama to-wit:

FROM THE NW CORNER OF SEC. 28, TOWNSHIP 21-SOUTH, RANGE 3-WEST, SHELBY COUNTY, ALABAMA, RUN ALONG THE NORTH SECTION LINE EAST 1, 126.48 FEET TO A POINT ON THE EAST R/W LINE OF CO. RD. 17; THENCE CONTINUE ALONG SAID SECTION LINE SAME SAID COURSE 242 FEET TO THE BEGINNING POINT OF THE LOT HEREIN DESCRIBED; FROM SAID POINT, CONTINUE SAID LINE 242 FEET; THENCE DEFLECT RIGHT 97 DEG. 12 MIN. 16 SEC. FOR 179.77 FEET; THENCE DEFLECT RIGHT 82 DEG. 47 MIN. 43 SEC. FOR 242 FEET; THENCE DEFLECT RIGHT 97 DEG. 12 MIN. 16 SEC. FOR 179.77 FEET, BACK TO THE BEGINNING POINT. ALSO AN EASEMENT FROM SAID LOT TO THE EAST R/W LINE OF CO. RD. 17, DESCRIBED AS FOLLOWS; FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LOT, RUN WEST ALONG THE SECTION LINE 242 FEET TO SAID ROAD R/W LINE; THENCE IN A SOUTHERLY DIRECTION ALONG SAID ROAD 20 FEET, MORE OR LESS; THENCE EASTERLY ALONG A LINE 20 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH SECTION LINE 242 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED LOT; THENCE NORTHERLY ALONG SAID LOT LINE TO THE BEGINNING POINT.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$7,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS WIFE. Charles Fondren and Charles Fondren, Sr. are one and the same person.

TO HAVE AND TO HOLD Unto 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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, their heirs

nd assigns forever, against the lawful claims of all persons.			
IN WITNESS HEREOF,	have hereunto set	my	hand(s) and seal(s), this
ay of August , 2000			
WITNESS:			
	_ (Seal)	Charles For	estone on (Seal) ndren
	_ (Seal)	·	(Seal)
	_ (Seal)	<u> </u>	(Seal)
STATE OF ALABAMA Shelby COUNTY			
I, the undersigned authority		, a N	otary Public in and for said County, in said State,
hereby certify thatCharles Fondren		······································	
whose name <u>is</u> signed to the fore	going conveyance, a	nd whois	known to me, acknowledged before me
on this day, that, being informed of the contents of the convo on the day the same bears date. Given under my hand and official seal this	, 1 /	Λ	executed the same voluntarily A.D. Att. 2000