SEND TAX NOTICE TO:

20060313000117350 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/13/2006 03:51:15PM FILED/CERT

Walter Eugene Poe / Myra Poe

2075 Beaver Creek Road

THIS INSTRUMENT WAS PREPARED BY WALLACE, ELLIS, FOWLER & HEAD P. O. BOX 587 COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 Dollars (\$1,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, Thomas Poe and wife, Josephine Poe (herein referred to as grantors) do grant, bargain, sell, and convey unto Walter Eugene Poe and wife, Myra Poe (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 9th day of March, 2006.

Thomas Poe

(SEAL)

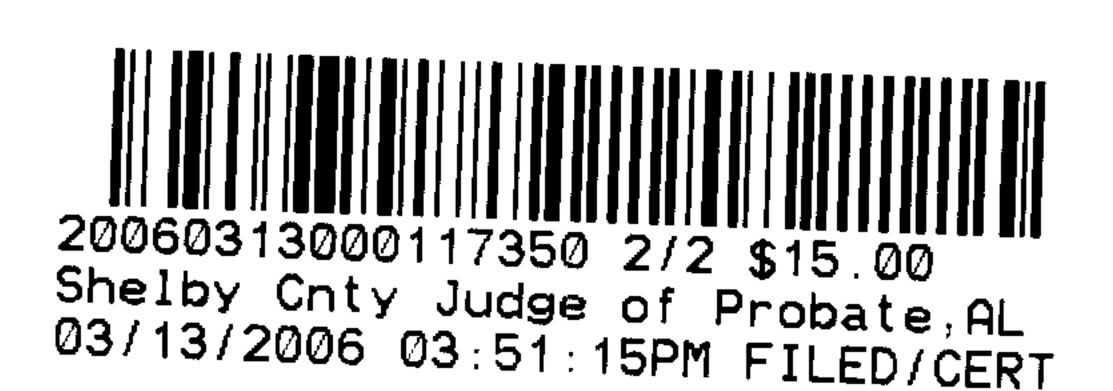
Joséphine Poe

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas Poe and wife, Josephine Poe, 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 spal this 9th day of March, 2006.

EXHIBIT "A"



A parcel of land in the South half of the NE 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 1 West, Shelby County, Alabama; described as follows:

Commence at the NE corner of the South half of said 1/4 1/4; thence run West along the North line of said South half 465.76 feet to the point of beginning; thence turn left 90 deg! 00 min.00 sec. and run South 292.41 feet to a point on the center of Beaver Creek Cemetery Road; thence run Northwesterly along said centerline the following bearings and distances: Turn right 142 deg. 23 min. 10 sec. a distance of 180.47 feet; turn left 10 deg. 32 min. 03 sec. a distance of 75.49 feet; thence turn left 20 deg. 25 min. 53 sec. a distance of 79.37 feet; turn left 15 deg. 05 min. 24 sec. a distance of 114.58 feet; turn left 06 deg. 39 min. 59 sec. a distance of 91.51 feet; thence turn right 90 deg. 19 min. 51 sec. and run North 32.67 feet; thence turn right 89 deg. 07 min. 02 sec. and run East 252.82 feet; thence turn left 89 deg. 27 min. 42 sec. and run North 21.41 feet to a point on the North line of the South half of said 1/4 1/4; thence turn right 90 deg. 20 min. 58 sec. and run East 193.00 feet to the point of beginning. Containing 1.0 acres, LESS AND EXCEPT that part lying within the public road. According to survey of Amos Cory, P.L.S. #10550, dated March 8, 1989.

SIGNED FOR IDENTIFICATION:

Thomas Poe

Josephine Poe

Shelby County, AL 03/13/2006 State of Alabama

Deed Tax:\$1.00