20060327000142040 1/3 \$109.00 Shelby Cnty Judge of Probate, AL 03/27/2006 02:20:47PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Larry D. Gravitt
117 Bolton Lane
Columbiana, AL 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 HUNDRED SIXTY FIVE THOUSAND NINE HUNDRED AND NO/00 DOLLARS (\$165,900.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, GAY C. BLALOCK, Personal Representative of the Estate of Catherine G. Clark, Deceased, Probate Case No. PR-2006-000122 (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, LARRY D. GRAVITT and wife, EMILY M. GRAVITT, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

\$74,000.00 the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

### SUBJECT TO:

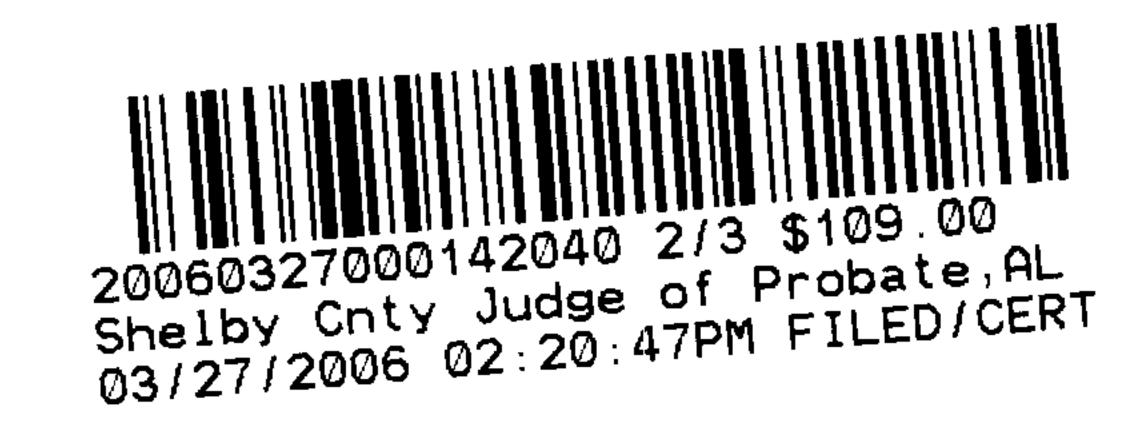
- 1. The lien of Ad Valorem taxes for the year 2006 are a lien but neither due nor payable until October 1, 2006.
- 2. Municipal improvements, assessments and fire district dues against subject property, if any.
- 3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
- 4. Less and except any portion of subject property lying within a road right of way.
- 5. Subject to covenants, conditions and restrictions (deleting there from, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 278, Page 183, in the Probate Office of Shelby County, Alabama.
- 6. Title to all oil, gas and minerals within and underlying the premises not owned by grantor, together with all oil and mining rights and other rights, privileges and immunities relating thereto not owned by grantor, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2/2 day of March, 2006.

Gay C. Blalock, Personal Representative of the Estate of Catherine G. Clark, Deceased Probate Case NO. PR-2006-000122



# STATE OF ALABAMA) SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Gay C. Blalock, whose name as Personal Representative of the Estate of Catherine G. Clark, Deceased, Probate Case No. PR-2006-000122, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she in her capacity as said Personal Representative executed the same voluntarily on the day the same bears date.

Notary Public

Given under my hand and official seal this  $\frac{24\%}{\text{day of March, 2006}}$ .

My commission expires:  $\frac{9}{21}/07$ 

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## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northwest corner of the NE ¼ of SW 1/4, Section 25, Township 21 South, Range 1 West; thence proceed South 09 degrees 03 min. 30 sec. West along the North boundary of the N ¼ of the SW ¼ and NE ¼ of S ¼, Section 25, Township 21 South, Range 1 West for a distance of 2235.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 deg. 13 min. to the left and proceed South 11 deg. 14 min. 30 sec. East along the said West right of way line of Washington Street, a distance of 1295.51 feet to the point of intersection with the South right of way line of Bolton Lane; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. West along the said South boundary of Bolton Lane, a distance of 624.58 feet to the point of beginning of the lot herein described; thence continue South 89 deg. 03 min. 30 sec. West along the said South right of way line of Bolton Lane, a distance of 169.37 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 200.00 feet; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 169.37 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed a distance of 200.00 feet to the point of beginning.

#### ALSO:

Commence at the present Northeast corner of the William M. Clark property as recorded in Deed Book 276, Page 183, in the Probate Office (said point or corner lying on the South margin of Bolton Lane and also being the Northwest corner of the Hugh Sims property); thence proceed perpendicular to the said South margin of Bolton Lane for a distance of 200.00 feet to the point of beginning of the 20 foot width strip of land herein conveyed; thence turn an angle of 90 deg. to the right and proceed for a distance of 169.37 feet to a point; thence turn an angle of 90 deg. to the left and proceed a distance of 169.37 feet to a point; thence turn an angle of 90 deg. to the left and proceed a distance of 169.37 feet to a point; thence turn an angle of 90 deg. to the left and proceed for a distance of 20.0 feet to the point of beginning.

Said land lying and being in the Southwest ¼ of Section 25, Township 21 South, Range 1 West.

Shelby County, AL 03/27/2006 State of Alabama

Deed Tax: \$92.00