### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This/instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: Edward R. Sweeney, Jr. and Kristy Sweeney 1960 Highway 30 Columbiana, AL 35051

## STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty five** thousand and no/100 (\$135,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Robert S. J. Griffin and Tamatha Griffin, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Edward R. Sweeney, Jr. and Kristy Sweeney** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

# See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$108,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$27,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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	In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of April,
2006.	Robert S. S. Suffry
<u>-</u>	Robert S. J. Griffin
	Samatha Lhelle

# STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Robert S. J. Griffin and Tamatha Griffin, husband and wife**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

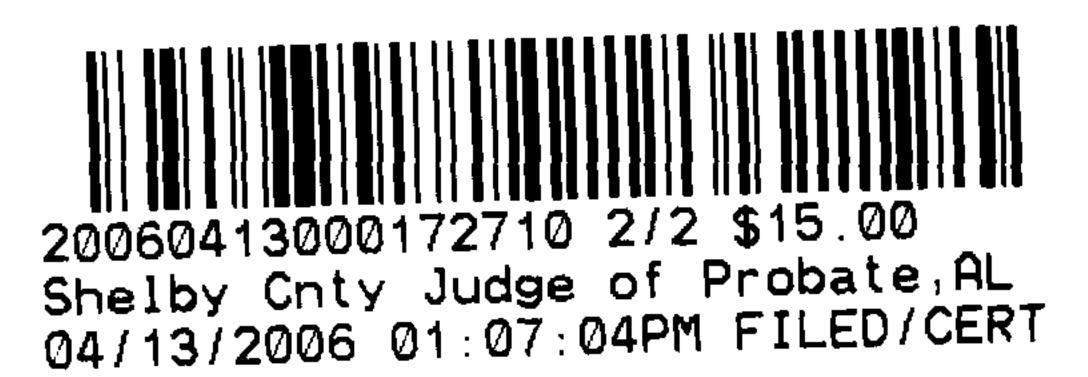
Given under my hand and official seal this 4<sup>th</sup> day of April, 2006.

Notary Public

Tamatha Griffin

My Commission Expires 02-26-09

Notary Public - Alabama, State At Large My Commission Expires 2 / 26 / 2009



# EXHIBIT "A" LEGAL DESCRIPTION

### Parcell

Commence at a point where the Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East ½ of Northwest ¼ of Section 20; Township 21 South, Range 1 East, being the point of beginning of the parcel of land herein described; thence proceed in a Northwesterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1° curve to the left and having a chord distance of 209.00 feet to a point; thence turn an angle of 118°48'30" to the right (from the extended chord) and proceed for a distance of 209.00 feet to a point; thence turn an angle of 61°11'30" to the right and proceed for a distance of 209.00 feet to the point of intersection with the West boundary of said East ½ of Northwest ¼ of Section 20; thence turn an angle of 118°48'30" to the right and proceed along the West boundary of said East ½ of Northwest ¼ of Section 20 for a distance of 209.00 feet to the point of beginning. Said parcel of land is lying in the East ½ of the Northwest ¼ of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

# Parcel II

Commence at the point where Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East ½ of Northwest ¼ of Section 20, Township 21 South, Range 1 East; thence proceed in a Northeasterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1° curve to the left and having a chord distance of 209.00 feet to the Northeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, page 182 in the Probate Office of Shelby County, Alabama, being the point of beginning of the parcel herein conveyed; thence continue along the last described route 104 feet to a point; thence turn an angle of 118°48'30" to the right (from the extended chord) proceed a distance of 209 feet to a point; thence turn an angle of 61°11'30" to the right; thence proceed a distance of 104 feet to the Southeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, Page 182 in said Probate Office; thence turn to the right and run in a Northerly direction along the East boundary line of that certain lot as described in Deed Book 309, Page 182 for 209 feet to the point of beginning of the lot herein described; said parcel is lying in the East ½ of the Northwest ¼ of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

#### Parcelill

Begin at the Southwest corner of the Southeast ¼ of Northwest ¼, Section 20, Township 21 South, Range 1 East; thence run Easterly along the South boundary line of said Southeast ¼ of Northwest ¼ a distance of 420.0 feet to the point; thence turn an angle of 101°09′51″ to the left and run in a Northerly direction a distance of 518.94 feet to a point; thence turn an angle of 106°46′37″ to the left and run in a Southwesterly direction a distance of 85.00 feet to a point; thence turn an angle of 2°28′34″ to the left and run in a Southwesterly direction a distance of 290.0 feet to a point on the West boundary line of the above mentioned Southeast ¼ of Northwest ¼; thence turn an angle of 60°35′15″ to the left and run Southerly along said West boundary of Southeast ¼ of Northwest ¼ a distance of 322.52 feet to the point of beginning. Said parcel of land is lying in the Southeast ¼ of Northwest ¼ Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.