


VALUE - \$ 10,000.00

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Louise Payne Shell
136 Braxton Way
Helena, Alabama 35080


20060417000177510 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
04/17/2006 11:12:37AM FILED/CERT

This instrument was prepared by:
Lindsey J. Allison
Allison, May, Alvis, Fuhrmeister
& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Joint Tenancy with Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Louise Payne Shell, (an unmarried woman)** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Louise Payne Shell, (an unmarried woman)** **Donna Shell Sanborn, (a married woman)** and **Karen Shell Burroughs, (a married woman)** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LEGAL DESCRIPTION

Lot 1 Waddell Subdivision as recorded in Map Book 4 Page 86 containing 7.8 acres, said property being located in Section 34 Township 20 south Range 4 West located in Shelby County, Alabama.

The property conveyed herein is also described as follows:

From the S.E. corner of the N.E. 1/4 of the N.W. 1/4 of Sec. 34, Township 20 So. Range 4 West and point of beginning run West along 1/4 sec. Line for a distance of 1290.87 ft. turn right angle of 131 deg. 17 1/2 min. for a distance of 414.80 ft. turn right angle of 48 deg. 42 1/2 min. for a distance of 1017.07 ft. turn right angle of 90 deg. 32 1/2 min. for a distance of 310.00 to point of beginning.

Subject to any and all easements, limitations, rights of way and restrictions of records are visible by inspection. All Advalorem tax which may be due and unpaid.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and 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, we have hereunto set our hands and seals, this 12th day of Apr: 1, 2006.


Louise Payne Shell



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Louise Payne Shell, whose name 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 12th day of APR: 1, 2006.

Pat McDonald
Notary Public
My commission expires: 07-17-07

Shelby County, AL 04/17/2006
State of Alabama

Deed Tax: \$10.00