

Send Tax Notice To:

RUFUS L VANOVY & JOYCE S VANOVY

7462 Maria Lane

McCalla 35411

Mc Calla AL



20060504000209880 1/2 \$115.00

Shelby Cnty Judge of Probate AL

05/04/2006 11:41:53AM FILED/CERT

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **ONE HUNDRED THOUSAND and NO/00 Dollars (\$100,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

MARIE P FLYNT, A SINGLE WOMAN, LINDA L HELMS, A MARRIED WOMAN, AND RAYMOND T LOWERY, A SINGLE MAN

grant, bargain, sell and convey unto,

**RUFUS L VANOVY AND JOYCE S VANOVY**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$0.00** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

Grantors herein are all the heirs at law of Mildred Bragg.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES 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 20 day of January, 2006.

Marie P. Flynt  
MARIE P. FLYNT

Raymond Lowery  
RAYMOND T LOWERY

Linda L Helms  
LINDA L HELMS

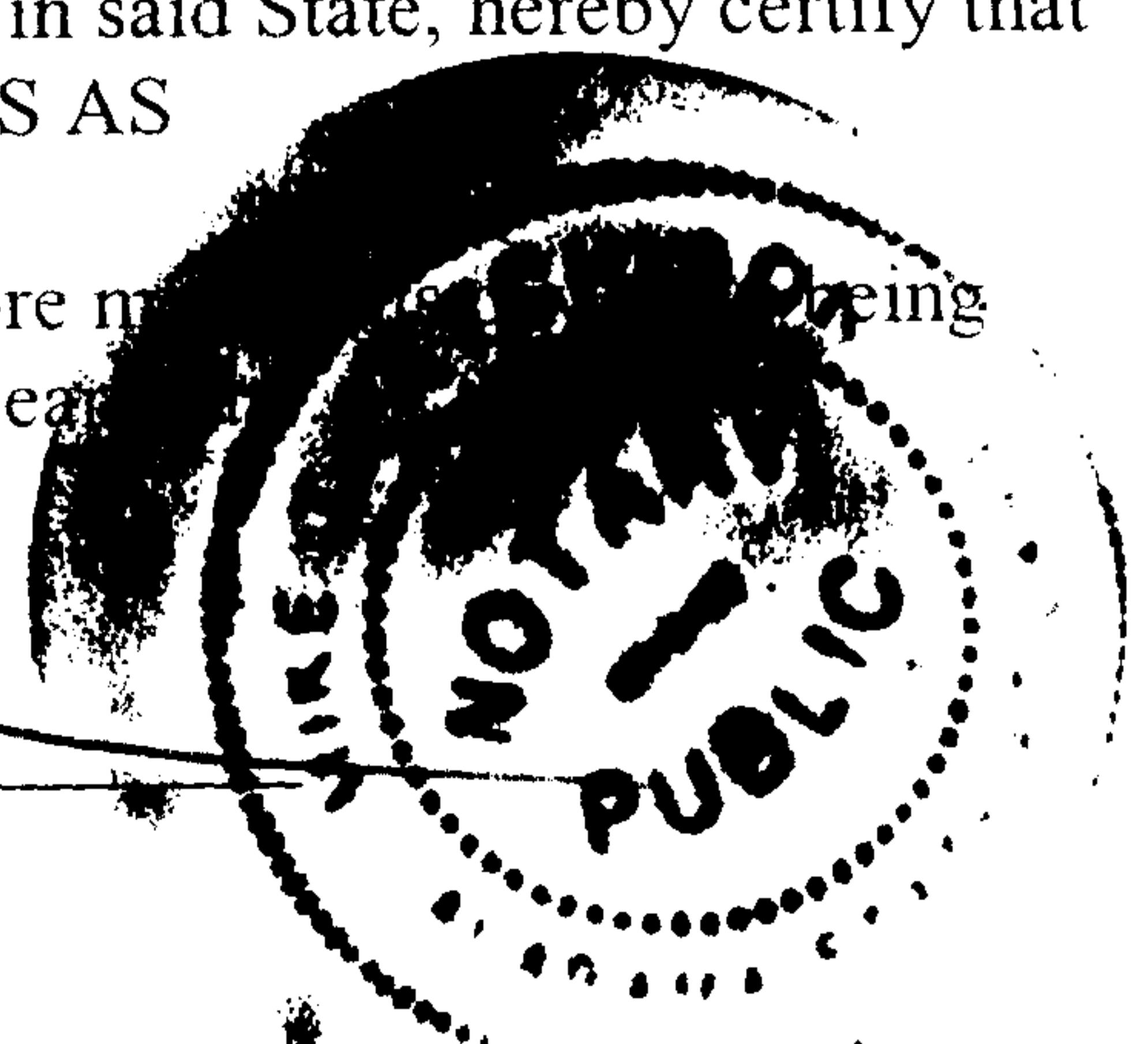
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that MARIE P FLYNT, RAYMOND T LOWERY, AND LINDA L HELMS AS

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on the 4 day of January, 2006, to have read and understood the foregoing instrument, and to have signed the same of their own free will, and informed of the contents of the conveyance they executed the same voluntarily on the day the same bears.

Given under my hand and official seal this 4 day of January, 2006.

Notary Public



My Commission Expires: 10-16-08



20060504000209880 2/2 \$115.00  
Shelby Cnty Judge of Probate, AL  
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EXHIBIT A  
LEGAL DESCRIPTION

Commence at a concrete monument at the SE corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence go North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 426.98 feet; thence turn an angle to the left and run Southwesterly along the South boundary of deed recorded in Instrument #2005-42224 for a distance of 108.66 feet; thence turn an angle to the right, 19 degrees and run in a Westerly direction along the South line of the above described deed a distance of 266.96 feet to the SW corner of the above described deed; thence turn and angle of 90 degrees to the right and run a distance of 37.65 feet to the SE corner of property described in Instrument #1996-4812; thence turn an angle to the left and run Southwesterly along the South line of the property described in 1996-4812 to the SW corner of said instrument; thence run Southerly parallel to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section to the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence run Easterly to the POINT OF BEGINNING.

LESS AND EXCEPT the following described lot in the Southwestern portion of the above described real estate, to-wit; Commence at the SE corner of Section 22, Township 19 South, Range 1 East; thence run West, along the South line of the said section a distance of 1671.18 feet to a point on the NW right of way line of U.S. Hwy 280, and the point of beginning; thence turn an angle of 15 degrees 30 minutes to the left and run along said right of way line, a distance of 143.98 feet; thence turn an angle of 107 degrees 21 minutes to the right and run a distance of 264.49 feet; thence turn an angle of 83 degrees 57 minutes to the right and run a distance of 199.76 feet; thence turn an angle of 95 degrees 23 minutes to the right and run a distance of 219.01 feet, to a point on the NW right of way line of said Highway 280; thence turn an angle of 70 degrees 21 minutes to the right and run along the said right of way line a distance of 68.00 feet, to the point of beginning.

Situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22 and the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

ALSO, LESS AND EXCEPT: Right of Way for Hwy 280

The purpose of this deed is to convey all property lying North of Hwy 280 owned by Mildred Bragg at the time of her death whether correctly described or not.

Shelby County, AL 05/04/2006  
State of Alabama

Deed Tax:\$100.00