

Send Tax Notice To:
DOUGLAS DEETER AND DAWN DEETER

*5128 Willow Way
BHAM, AL 35242*



20060508000214680 1/2 \$70.50
Shelby Cnty Judge of Probate, AL
05/08/2006 10:15:03AM FILED/CERT

Shelby County, AL 05/08/2006
State of Alabama

Deed Tax: \$56.50

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 TWENTY EIGHT THOUSAND and NO/00 Dollars** (\$128,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

RONALD LEE SEARS AND WIFE, MARGARET E SEARS

grant, bargain, sell and convey unto,

DOUGLAS DEETER AND DAWN DEETER

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County.

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 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$ 71,500⁰⁰ of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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 28TH day of April, 2006.

Ronald Lee Sears
RONALD LEE SEARS

Margaret E. Sears
MARGARET E SEARS

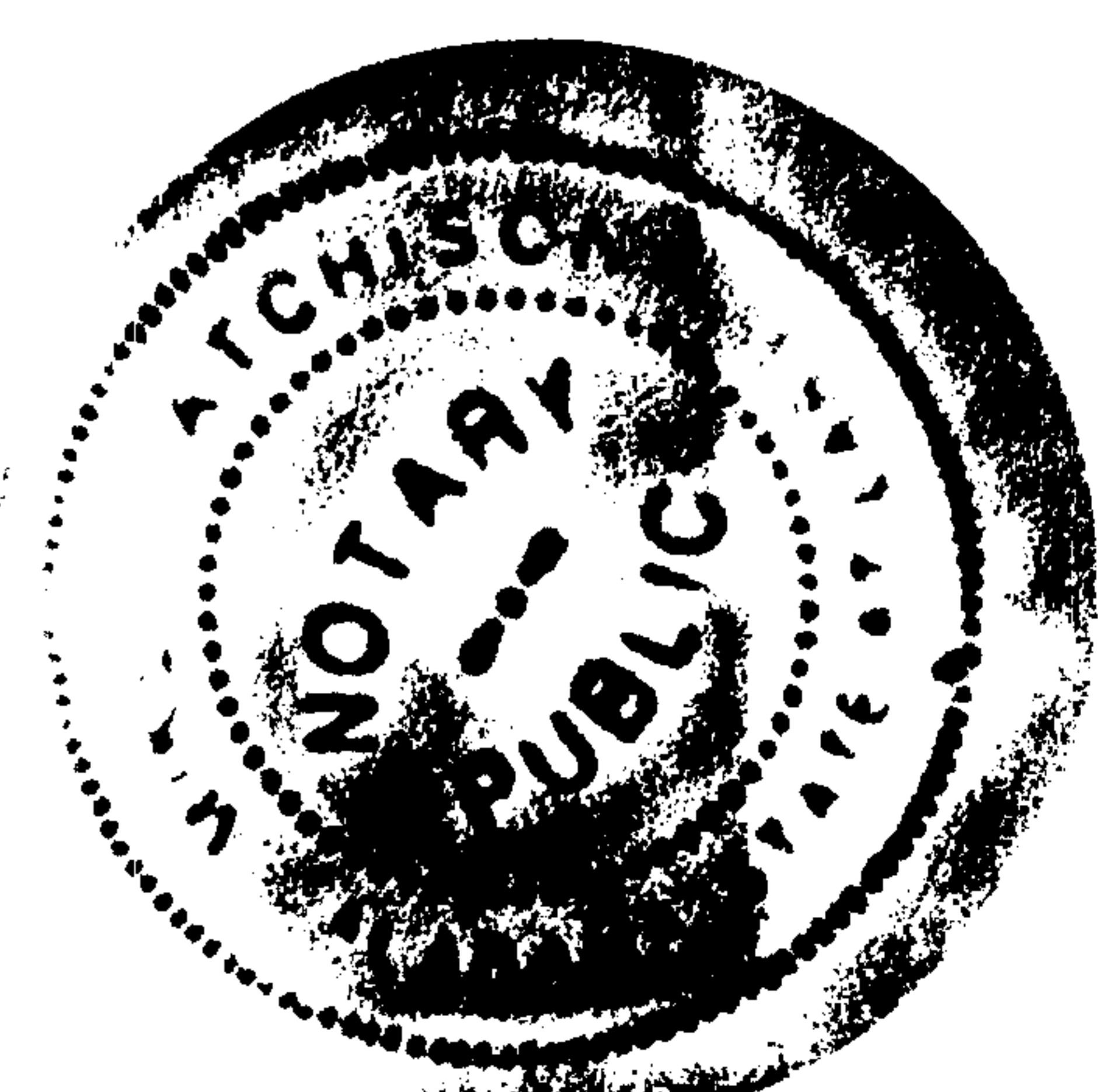
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that
RONALD LEE SEARS AND MARGARET E SEARS
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 day the same bears date.

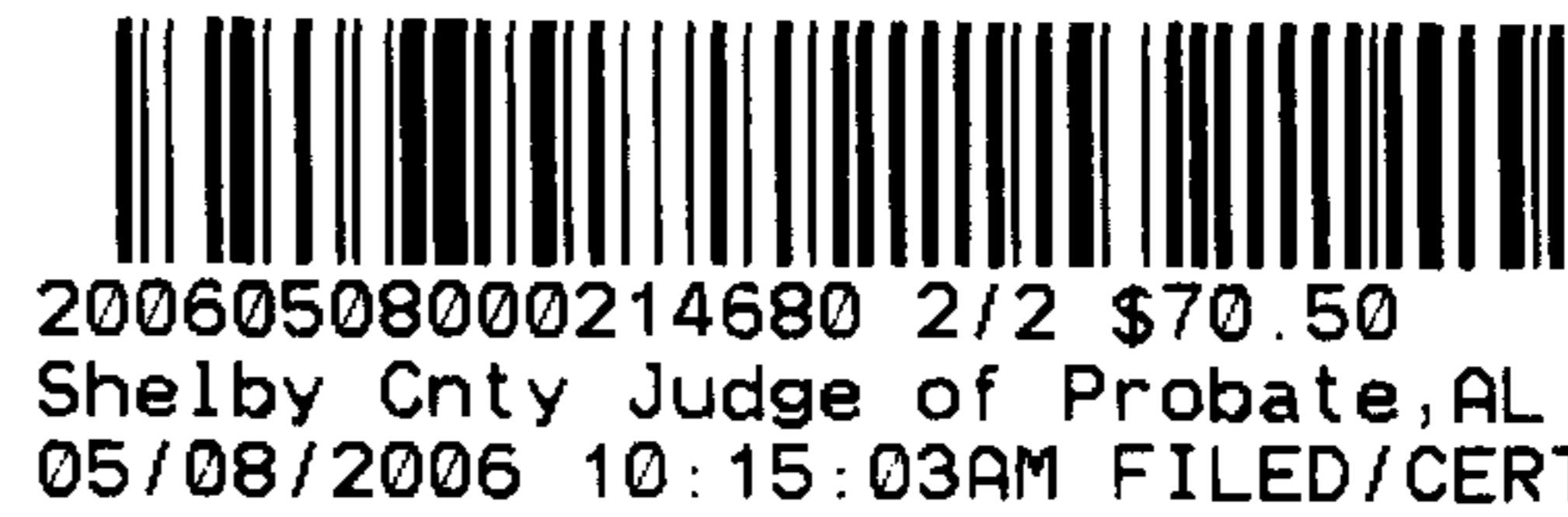
Given under my hand and official seal this 28TH day of April, 2006.

Notary Public

My Commission Expires: 10-16-08



Atchison



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EXHIBIT A

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 20 South, Range 2 East; thence run South along the West line of said $\frac{1}{4} - \frac{1}{4}$ Section for 196.66 feet to the point of beginning; thence continue along last described course for 616.42 feet to the Westerly right of way of Shelby County Road No. 441; thence 151 degrees 48 minutes 08 seconds left run Northeasterly along said right of way for 323.81 feet to a curve to the left, having a radius of 1062.26 feet; thence run along said curve and right of way for 325.10 feet to the end of said curve; thence continue along said right of way for 25.31 feet to a point that is 200.0 feet Southwesterly along said right of way from the North line of said $\frac{1}{4} - \frac{1}{4}$ Section; thence 100 degrees 30 minutes 11 seconds left, run 270.49 feet to the point of beginning.