



20060623000303350 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
06/23/2006 02:56:59PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Tim Pilgreen  
P.O. Box 446  
Calera, AL 35040

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## WARRANTY DEED

*- Joint Tenancy With Right of Survivorship -*

STATE OF ALABAMA      )  
                            )  
COUNTY OF SHELBY      )

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$ 5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Arthur Timothy Pilgreen, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Arthur Timothy Pilgreen, a single man**, and **Denise T. Doud, a single woman**, hereinafter known as the GRANTEE;

*From the Southwest corner of the SW 1/4 of NE 1/4 of SW 1/4, Section 22, Township 22, Range 2 West, run North along the West line of said NE 1/4 of SW 1/4, 210 feet to the beginning point of the tract herein conveyed. From the beginning point thus established run East and parallel with the South line of said forty 500 feet; thence North 10 degrees 30' West 453.6 feet to the North line of the SW 1/4 of NE 1/4 of SW 1/4, Section 22, Township 22, Range 2 West; thence along said North line West, 419 feet to the West line of SW 1/4 of NE 1/4 of SW 1/4; thence South on and along the said West line, 446 feet to the beginning point. Containing 4.65 acres, more or less. Situated in Shelby County, Alabama.*

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

The legal description was provided by the GRANTOR and was taken from that certain mortgage recorded in as Instrument # 2001-34017, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

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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 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and our 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, on this the  
22 Day of JUNE, 2006.

Shelby County, AL 06/23/2006  
State of Alabama

Deed Tax: \$5.00

*Arthur T. Pilgreen*  
ARTHUR TIMOTHY PILGREEN  
GRANTOR

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Arthur Timothy Pilgreen*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 22 Day of  
JUNE, 2006.

*CJ*  
NOTARY PUBLIC  
My Commission Expires: 26 March, 2008