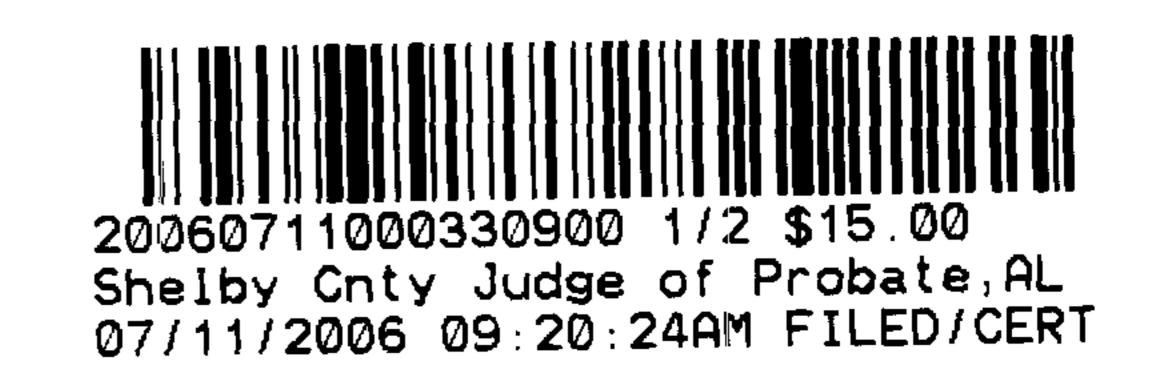
14541



## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO: MICHAEL J. SAMPSELL 168 COUNTRY MANOR DRIVE STERRETT, AL 35147-9200

STATE OF ALABAMA COUNTY OF SHELBY

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND NINE HUNDRED DOLLARS 00/100 (\$85,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, RUTH W. PALMER\*\* (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL J. SAMPSELL and MERCEDES K. SAMPSELL, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northeast ¼ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, and run South along said ¼ - ¼ Section line for a distance of 626.27 feet to the centerline of Colonial Pipeline Company right-of-way; thence turn 69 degree(s) 06 minute(s) 12 second(s) right and run Southwesterly along said centerline of pipeline for a distance of 1,337.24 feet to the point of beginning and the Southwest corner of property conveyed to Lewis Edward Woolley and wife, Virginia F. Woolley as described in Real 23, Page 148, in the Probate Office of Shelby County, Alabama; thence continue along last described course for a distance of 301.23 feet; thence turn an angle to the right of 107 degree(s) 49 minute(s) 29 second(s) and run a distance of 741.26 feet to the centerline of a paved road; thence turn an angle to the right of 88 degree(s) 34 minute(s) 31 second(s) and run along said centerline of road a distance of 272.23 feet; thence turn an angle to the right of 90 degree(s) 08 minute(s) 51 second(s) and run 655.99 feet to the point of beginning; being situated in Shelby County, Alabama.

A non-exclusive easement more particularly described as follows:

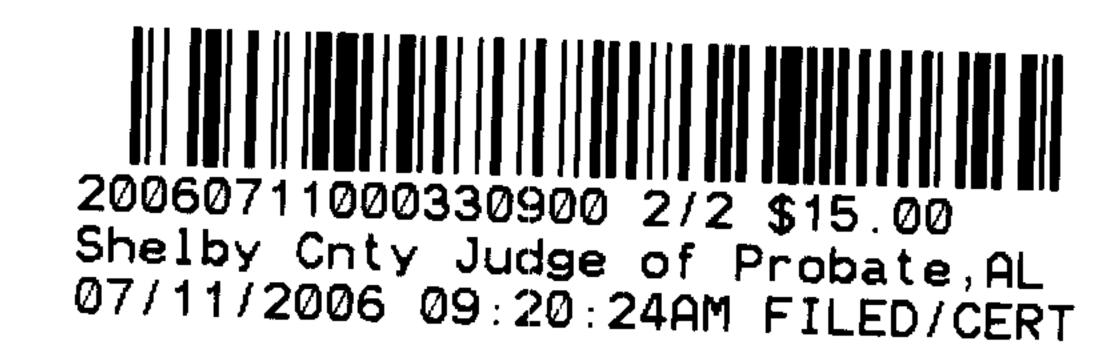
Commence at the Northeast corner of the Northeast ¼ of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama and run South 626.27 feet to a point of intersection with a line which is 38 feet Northwesterly of the South line of a pipeline easement; thence an angle to the right of 68 degree(s) 00 minute(s) and run Southwesterly and parallel to the South line of said pipeline easement 1,345.31 feet; thence an angle to the right of 107 degree(s) 40 minute(s) 17 second(s) and run Northerly 635.56 feet to the point of beginning of said ingress and egress easement, said easement being 60.00 feet wide, 30.00 feet each side of a line described as follows:

From said described point of beginning turn left from last described course an angle of 90 degree(s) 00 minute(s) and run Westerly 1,045.00 feet, more or less, to the Easterly right-of-way line of Shelby County Highway No. 51 to the point of beginning; being situated in Shelby County, Alabama.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
- BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
- 4. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
- 5. EASEMENT RIGHTS NOT SEPARATELY ASSESSED.

\*\*THIS IS NOT THE HOMESTEAD OF RUTH W. PALMER OR HER SPOUSE



- 6. RIGHTS OF OTHERS IN AND TO EASEMENT.
- 7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, PR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN REAL 22, PAGE 958; REAL 62, PAGE 37 AND REAL 3, PAGE 591, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 8. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 107, PAGE 565 IN PROBATE OFFICE.
- 9. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN DEED BOOK 204, PAGE 324, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
- 10. AGREEMENT WITH REFERENCE TO PRIVATE ROAD, USES AND MAINTENANCE AS SET OUT IN REAL 3, PAGE 591 IN PROBATE OFFICE.
- RIGHTS OF OTHERS TO USE OF NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN REAL 258, PAGE 92 IN THE PROBATE OFFICE.
- 12. LESS AND EXCEPT ANY PORTION OF SUBJECT LAND LYING WITHIN ANY ROAD RIGHT OF WAY.
- 13. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN REAL 340, PAGE 422, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$391,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RUTH W. PALMER, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of June, 2006.

RUTH W. PALMER

STATE OF ALABAMA COUNTY OF SHELBY

## **ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RUTH W. PALMER**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given-under my hand this the 29th day of June 2006

Notary Public

My commission expires:

NOTAR PUBLIC SILLINGS