20061011000503890 1/2 $15.00
Shelby Cnty Judge of Probate, AL
10/11/2006 03:31:24PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
David T. Downard and Tammy L. Downard
274 Autumn Ridge Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)
: **JOINT SURVIVORSHIP DEED**
COUNTY OF SHELBY)

mtg value

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 ($10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rosewood, Inc., an Alabama corporation,** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **David T. Downard and Tammy L. Downard,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the Southwest Corner of the NEI/4 of the NWI/4 of Section 10, Township 20 South, Range I West, Shelby County, Alabama, thence proceed North 88 degrees 52 minutes 45 seconds East along the South boundary of said quarter_quarter section for a distance of 378.88 feet to a I/2" rebar in place, said point being THE POINT OF BEGINNING; from this beginning point, continue North 88 degrees 52 minutes 45 seconds East along the South boundary of said quarter_quarter section for a distance of 469.13 feet (set I/2" rebar); thence proceed North 00 degrees 23 minutes 48 seconds West for a distance of 80.10 feet; thence proceed North 05 degrees 41 minutes 01 seconds East for a distance of 68.97 feet; thence proceed North 16 degrees 43 minutes 30 seconds East for a distance of 174.79 feet; thence proceed North 30 degrees 33 minutes 36 seconds West for a distance of 664.56 feet; thence proceed North 32 degrees 17 minutes 35 seconds West for a distance of 524.47 feet (set I/2" rebar); thence proceed South 88 degrees 34 minutes 23 seconds West for a distance of 295.86 feet (being the same as 295.88 feet as shown in deed to Grantor) to a I/2" rebar in place; thence proceed South 13 degrees 25 minutes 57 seconds West for a distanc of 608.54 feet to a I/2" rebar in place; thence proceed South 55 degrees 18 minutes 24 seconds East for a distance of 84.61 feet; thence proceed North 82 degrees 52 minutes 03 seconds east for a distnace of 241.91 feet; thence proceed South 30 degrees 45 minutes 38 seconds West for a distance of 355.50 feet; thence proceed South 03 degrees 21 minutes 26 seconds East for a distance of 177.22 feet; thence proceed South 58 degrees 23 minutes 46 seconds East for a distance of 459.59 feet to the point of beginning.

The above described land is located in the NE I/4 of the NW I/4 and the NW I/4 of the NW I/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with the right of ingress and egress and installation of utilities under the terms and conditions set out in Inst. No. 20050715000374790 in said Probate Office.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject To:
Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **25th** day of **September, 2006.**

Rosewood, Inc.

Tammy L. Downard, President

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STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tammy L. Downard, whose name as President of Rosewood, Inc., 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 Instrument, she, as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of September, 2006.

NOTARY PUBLIC
My Commission Expires: 6-15-2007

NOTARY PUBLIC
CLAYTON T. SHELMET
STATE OF ALABAMA AT LARGE