

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Sarah Rios and Jerry Rios
2457 Highway 75
Calera, Alabama 35040



20061222000624000 1/2 \$19.50
Shelby Cnty Judge of Probate, AL
12/22/2006 10:04:17AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Twenty seven thousand five hundred and no/100 (\$27,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Sam Stooksberry, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sarah Rios and Jerry Rios** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

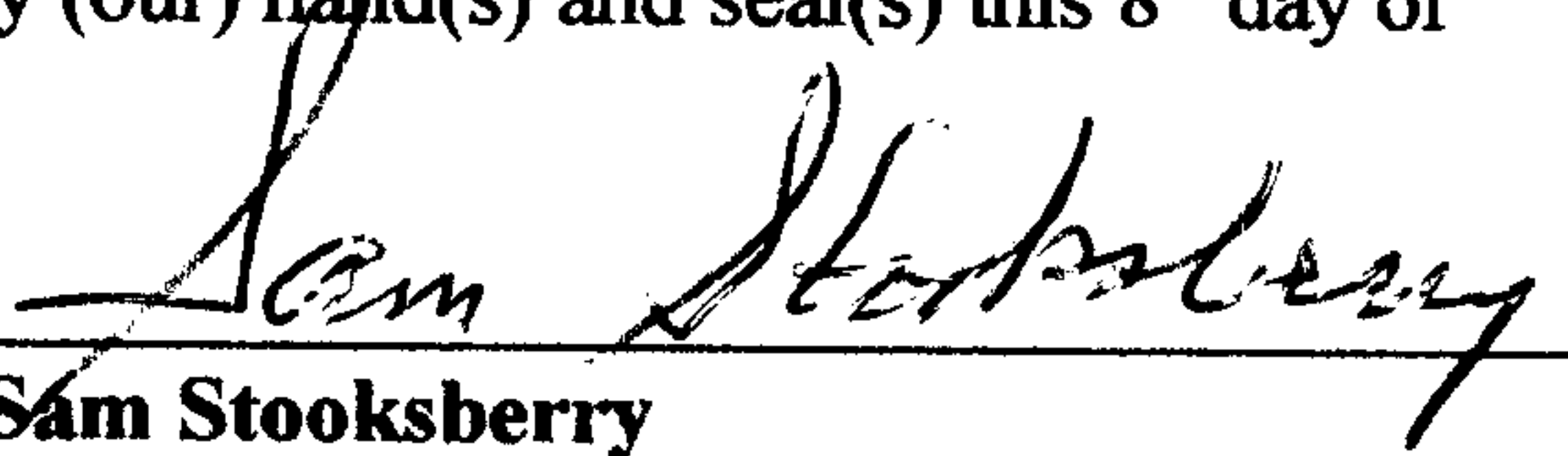
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$22,136.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of December, 2006.


Sam Stooksberry

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sam Stooksberry, a married man**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2006.

Shelby County, AL 12/22/2006
State of Alabama

Deed Tax: \$5.50

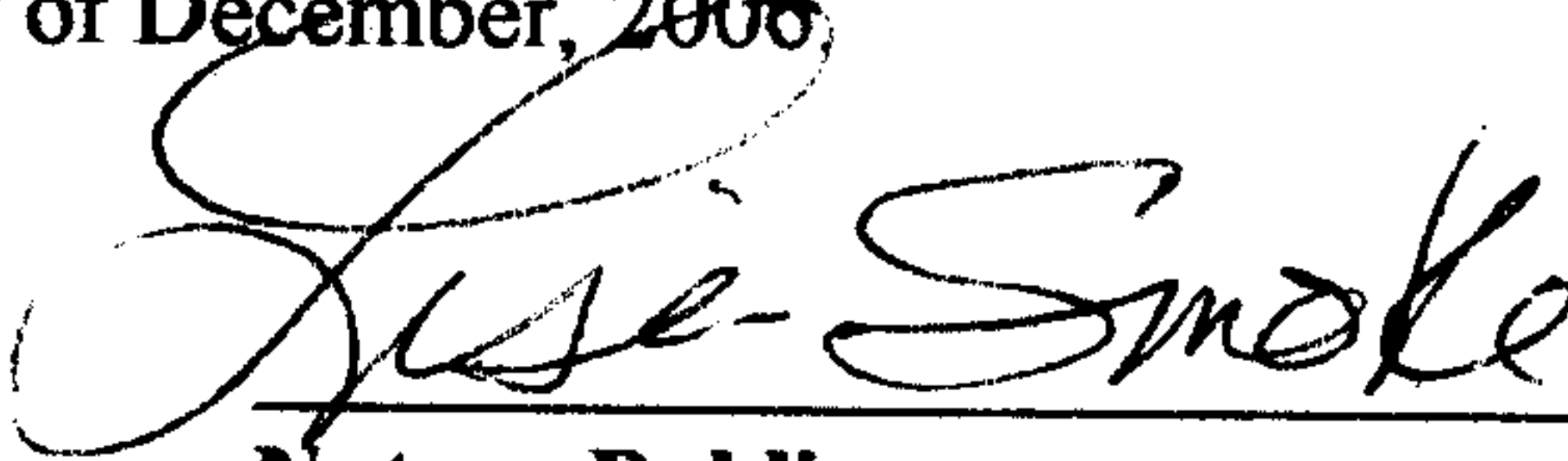

Notary Public
My Commission Expires: Aug. 11, 2009



EXHIBIT "A"

LEGAL DESCRIPTION

West 10 acres of the SE 1/4 of SE 1/4 of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commencing at the NW corner of the SE 1/4 of the SE 1/4 of Section 8, and run thence East along the North boundary of said 1/4 1/4 Section 330 feet, more or less, to a point; thence Southerly and parallel with the East boundary of said 1/4-1/4 Section 1320 feet, more or less, to the South boundary of said 1/4-1/4 Section; thence Westerly along the South boundary of said 1/4-1/4 Section 330 feet, more or less, to the SW corner of said 1/4-1/4 Section; thence Northerly along the West boundary of said 1/4-1/4 Section 1320 feet, more or less, to the point of beginning, and also being known as the West 1/2 of the W 1/2 of the SE 1/4 of SE 1/4 of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

A parcel of land in the SE 1/4 of SE 1/4 of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Beginning at the NW corner of the SE 1/4 of the SE 1/4 of Section 8, Township 22 South, Range 1 West, and run in an Easterly direction along the Northerly line of said 1/4-1/4 Section for 328.30 feet to a point; thence 90 deg. 52 min. 12 sec. to the right in a Southerly direction for 1026.50 feet to a point; thence 113 deg. 19 min. 06 sec. to the right in a Northwesterly direction for 88.66 feet to a point; thence 18 deg. 24 min. 48 sec. to the left in a Westerly direction for 138.19 feet to a point; thence 17 deg. 01 min. 30 sec. to the left in a Southwesterly direction for 115.98 feet to a point on the West line of said 1/4 1/4 Section; thence in a Northerly direction along said 1/4 1/4 Section for 971.03 feet to the point of beginning; being situated in Shelby County, Alabama.