

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument was prepared by:

✓ Mike T. Atchison
P O Box 822
Columbiana, AL 35051

20070130000045400 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
01/30/2007 03:19:28PM FILED/CERT

Send Tax Notice to:

Doran Anthony Pedri
Elena Elizabeth Pedri
49 Gocde Trail
Wilsonville, AL. 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**ELIZABETH W. BORDERS, and husband,
DORAN ANTHONY PEDRI**

(herein referred to as *Grantor*) grant, bargain, sell and convey unto,

ELENA ELIZABETH PEDRI and husband, DORAN ANTHONY PEDRI

(herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT "A" for Legal Description.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

ELIZABETH W. BORDERS and **ELENA ELIZABETH PEDRI** are one and the same person.

\$0.00 of the above-recited consideration was paid from a mortgage recorded 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, 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 25th day of January, 2007.

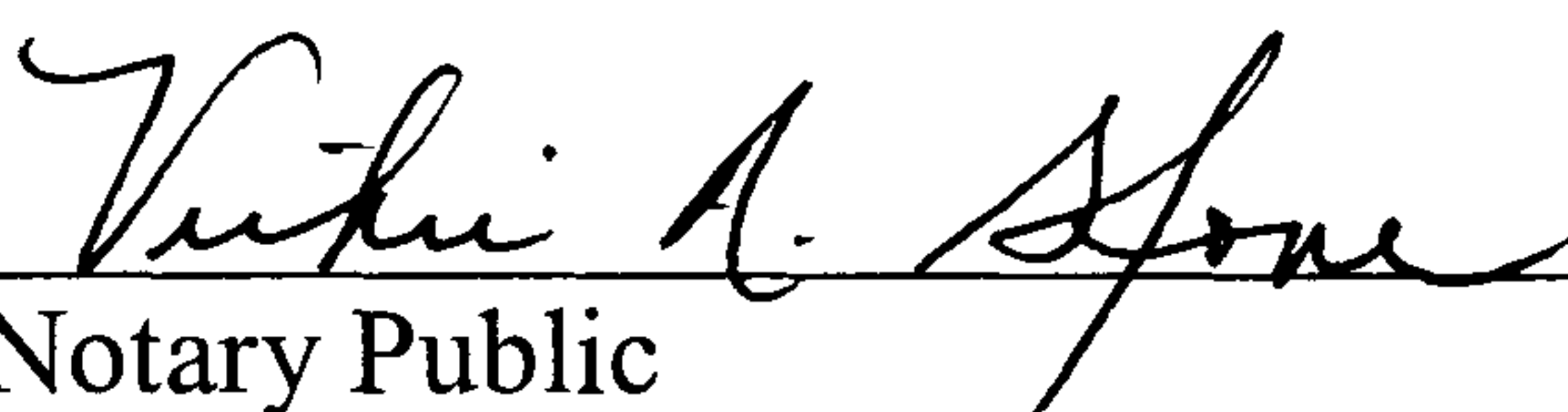

ELIZABETH W. BORDERS


DORAN ANTHONY PEDRI

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **ELIZABETH W. BORDERS and husband, DORAN ANTHONY PEDRI**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2007.



Notary Public
My Commission Expires: 3-19-08



Shelby County, AL 01/30/2007
State of Alabama

Deed Tax: \$5.00

EXHIBIT "A"


20070130000045400 2/2 \$19.00
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A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 4, AND THE SE1/4 OF THE SE1/4 OF SECTION 5, ALL IN TOWNSHIP 20 SOUTH, RANGE 1 EAST. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SECTION 4 AND RUN NORTH ALONG THE WEST LINE THEREOF A DISTANCE OF 420 EAST TO POINT OF BEGINNING; THENCE EAST AND PARALLEL WITH SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 371.62 FEET; THENCE NORTH 215.0 FEET; THENCE WEST AND PARALLEL WITH SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 395.91 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 55; THENCE SOUTHWESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE OF CHORD DISTANCE OF 230.29 FEET; THENCE EAST 103.38 FEET TO POINT OF BEGINNING. THIS IS THE SAME PARCEL OF LAND AS THAT DESCRIBED IN DEED FROM JOYCE BORDERS GLOVER AND HUSBAND, J.C. GLOVER, TO HOMER D. BORDERS AND WIFE, ELIZABETH W. BORDERS, AND RECORDED IN DEED BOOK 278, PAGE 706 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.