

20070606000264800 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/06/2007 03:25:58PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Roy Hamilton & Sylvia Ethridge
P O Box 1600
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Four Thousand Six Hundred Fifty Seven and 66/100 Dollars (\$54,657.66) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ronnie Prather, a married man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Roy Hamilton and Sylvia Ethridge, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2007 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

All of the above consideration was paid by a purchase money mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS RESPECTIVE SPOUSE.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 5th day of June, 2007.

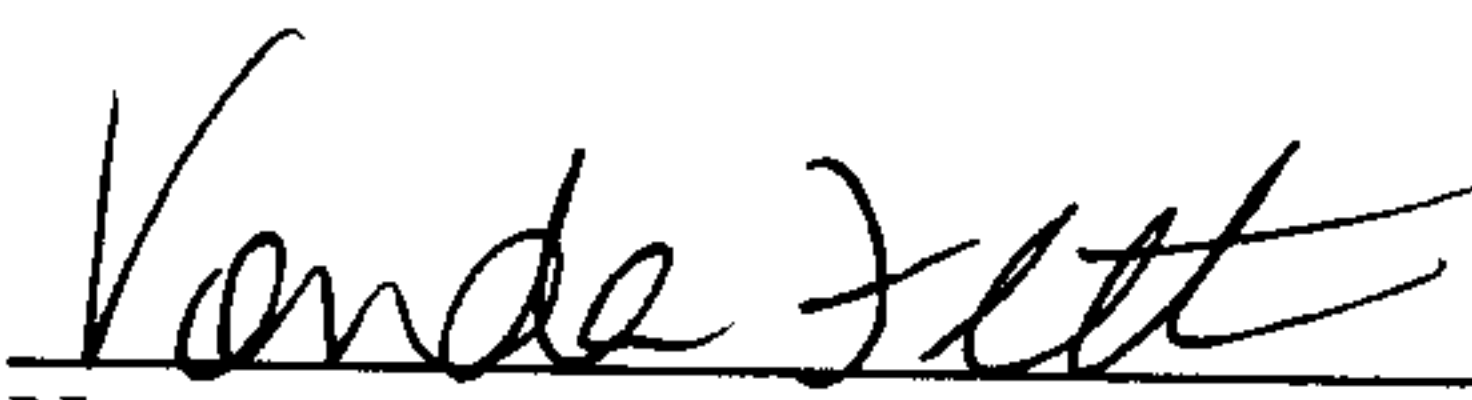


Ronnie Prather

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronnie Prather, 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2007.



Notary Public

My Commission Expires: 01/02/11



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EXHIBIT A

LEGAL DESCRIPTION

That certain lot in the City of Columbiana, Alabama, described as commencing at the point of intersection of the North line of College Avenue (Mildred Street) with the West line of Arlington Street, as now laid out, paved and used, and run in a northerly direction along the West margin of Arlington Street, a distance of 163.5 feet; run thence South 72 degrees 07 minutes West a distance of 108.6 feet; run thence South 17 degrees 30 minutes East a distance of 31.1 feet; run thence South 72 degrees 16 minutes West a distance of 50 feet to the point of beginning of the lot herein described and conveyed; run thence South 72 degrees 16 minutes West a distance of 50 feet; run thence North 17 degrees 30 minutes West a distance of 145 feet; run thence North 72 degrees 16 minutes East a distance of 50 feet; run thence South 17 degrees 30 minutes East a distance of 145 feet to the point of beginning; being a part of the East 1/2 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, an easement across the lot contiguous and immediately East of the above described land, which said easement is described as follows: Commencing at the point of beginning of the above described lot and run thence North 17 degrees 30 minutes West a distance of 46.5 feet to the point of beginning of the easement herein described; run thence North 17 degrees 30 minutes West a distance of 20 feet; run thence North 72 degrees 16 minutes East a distance of 50 feet; run thence South 17 degrees 30 minutes East a distance of 20 feet; run thence South 72 degrees 16 minutes West a distance of 50 feet to the point of the easement herein described. Being a part of the East 1/2 of the NW 1/4 of Section 25, Township 25, Township 21 South, Range 1 West, Shelby County, Alabama.