



20070716000332590 1/1 \$96.00  
Shelby Cnty Judge of Probate, AL  
07/16/2007 12:59:47PM FILED/CERT

### WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:  
Bynum & Bynum, Attorneys  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:  
Ronald D. Nesbitt  
1383 Highway 42  
Calera, AL 35040

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two hundred ninety six thousand and no/100 dollars (\$296,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, James V. Shaw and wife, Charlotte M. Shaw (herein referred to as Grantors) do grant, bargain, sell and convey unto Ronald D. Nesbitt and Jennifer C. Nesbitt (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**A parcel of land in the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:**

**From the Northwest corner of the Northwest 1/4 of Northeast 1/4 of Section 2, proceed East along the North boundary of Section 2 for a distance of 325.51 feet to the point of beginning of property herein described; from said point of beginning continue East along the North boundary line of said Section 2, a distance of 325.51 feet; thence turn an angle of 88 degrees 07 minutes 12 seconds right and proceed South along the East boundary of the East 1/2 of the West 1/2 of said 1/4-1/4 section, for a distance of 1271.09 feet to a point on the North right of way of Shelby County Highway 42; thence turn an angle of 87 degrees 22 minutes 10 seconds right and run West along said right of way line a distance of 326.15 feet; thence turn an angle of 92 degrees 39 minutes 06 seconds right and proceed North along the West boundary of the East 1/2 of the West 1/2 of said 1/4-1/4 section a distance of 1296.75 feet to the point of beginning.**

Shelby County, AL 07/16/2007  
State of Alabama

Deed Tax: \$85.00

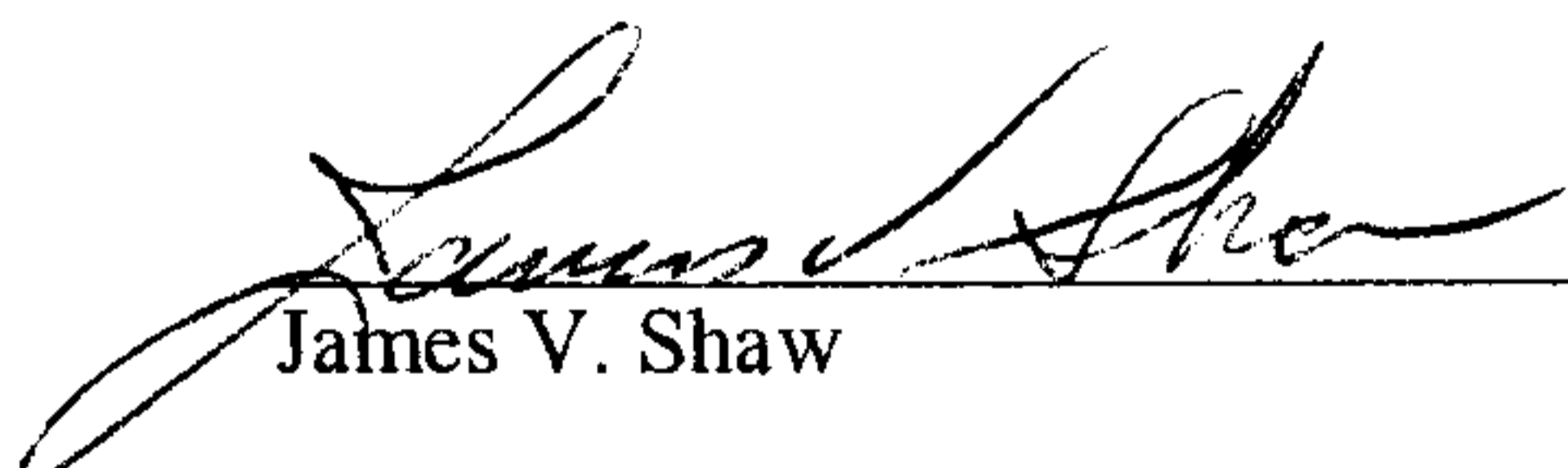
\$211,000.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.


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

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 11<sup>th</sup> day of July, 2007.

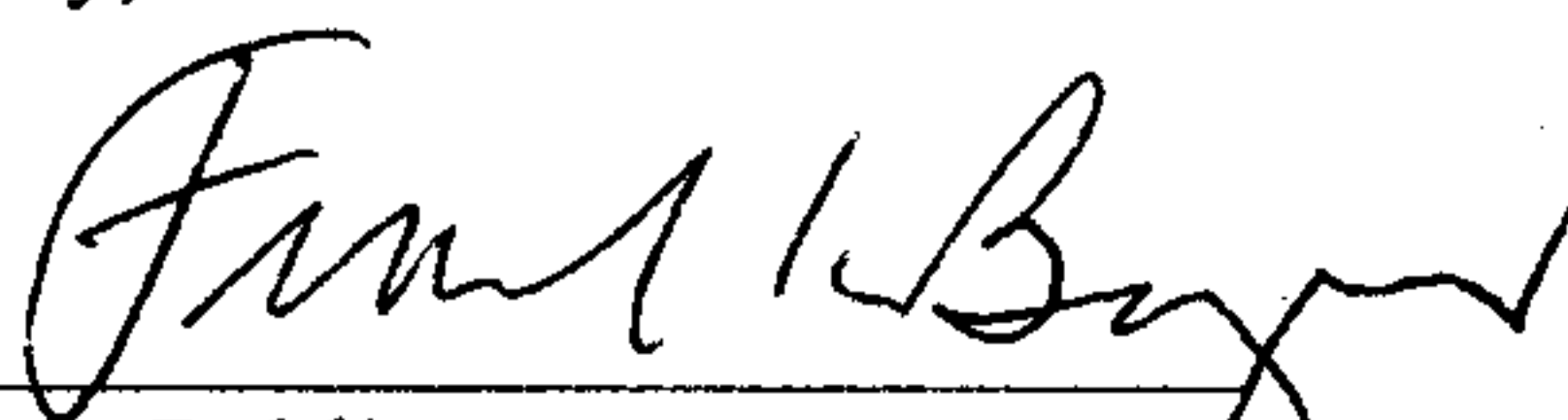
  
James V. Shaw

  
Charlotte M. Shaw

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, James V. Shaw and wife, Charlotte M. Shaw, 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 the 11<sup>th</sup> day of July, 2007.

  
Notary Public  
My Commission Expires: 11/20/2008