

5,000.00 \$ JAW

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

Send Tax Notice to:  
Mr. & Mrs. Bobby Clayton Whitfield, Jr.  
13593 Highway 43  
Vandiver, AL 35176

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE AND NO/00 (\$1.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **J. A. Clayton Whitfield and wife, Shelby Jean Whitfield, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Bobby Clayton Whitfield, Jr. and Kimberley V. Whitfield, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW ¼ of the NE ¼ of Section 12, Township 18, Range 1 East; thence run North along the West line of said SW ¼ of NE ¼ a distance of 444.47 feet; thence turn an angle of 90 deg. 02 min. 15 sec. to the right and run a distance of 210. feet; thence turn an angle of 90 deg. 02 min. 15 sec. to the left and run a distance of 317.77 feet; thence turn an angle of 90 deg. 02 min. to the right and run a distance of 165 feet to the point of beginning; thence continue along last described course 150 feet; thence turn an angle of 89 deg. 58 min. to the right and run a distance of 200 feet; thence turn an angle of 90 deg. 02 min. to the right and run a distance of 150 feet; thence turn an angle of 89 deg. 58 min. to the right and run a distance of 200 feet to the point of beginning. Situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress, egress, and utilities 15 feet wide running from the South line of above described property, Southerly to Shelby County Highway 43.

Subject to 15 foot wide easement for ingress, egress, and utilities to Michael Olen Whitfield.


Subject also to a right of first refusal in favor of any of GRANTOR'S children who may desire to purchase the property.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits 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 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 31 day of July, 2007.

  
20070823000398160 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
08/23/2007 12:15:59PM FILED/CERT

  
J. A. Clayton Whitfield

Shelby County, AL 08/23/2007  
State of Alabama

Deed Tax: \$5.00

  
Shelby Jean Whitfield

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that J.A. Clayton Whitfield and Shelby Jean Whitfield, 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 31 day of July, 2007.

