


This instrument was prepared by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
P.O. Box 339
Harpersville, AL 35078

5000.00 PM

20080205000046190 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/05/2008 10:52:26AM FILED/CERT

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/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Evelyn Tilley Kuuan and Abdulaun Kuuan, wife and husband (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Evelyn Tilley Kuuan and Abdulaun Kuuan (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, and run West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 761.75 feet; thence turn an angle of 90 deg. 15 min. right and run North a distance of 650.0 feet to a point; thence turn an angle of 90 deg. 16 min. left and run West a distance of 249.51 feet; thence turn an angle of 90 deg. 00 min. right and run North 25.0 feet to a point; thence turn an angle of 90 deg. 00 min. right and run East a distance of 100.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 100.0 feet to a point; thence turn an angle of 90 deg. 00 min. left and run North a distance of 150.0 feet to a point; thence turn an angle of 90 deg. 00 min. left and run Westerly a distance of 100.0 feet to a point; thence turn an angle of 90 deg. 00 min. left and run Southerly a distance of 150.0 feet to the point of beginning.

ALSO, an easement for ingress and egress leading from the South line of the above described property over and across an existing dirt road to Alabama State Highway #25 (also known as U.S. Highway #231). Said easement is lying in the N $\frac{1}{2}$ of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama.


ALSO, commencing at the Northeast corner of the Southwest quarter of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 89 deg. 35 min. 00 sec. West along the North boundary line of said quarter-quarter section for a distance of 751.21 feet; thence South 0 deg. 03 min. 37 sec. West, a distance of 349.21 feet for the POINT OF BEGINNING. Thence continuing South along said

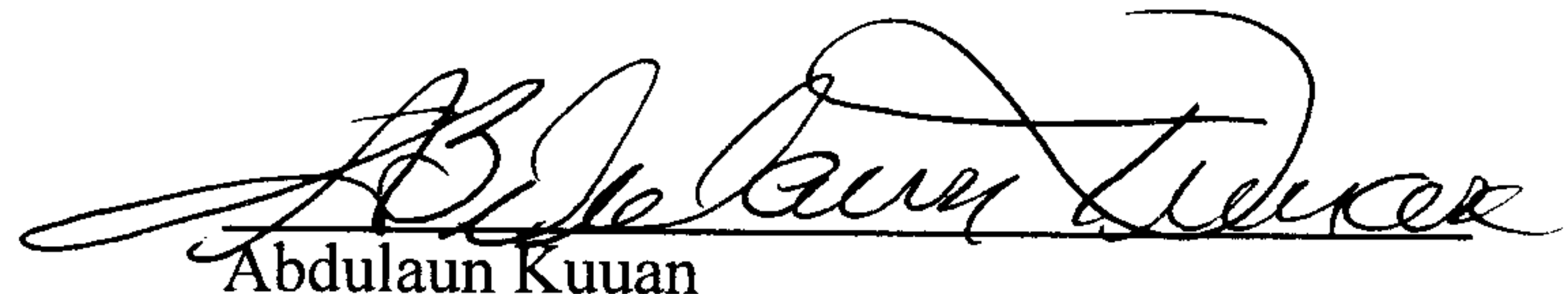
line, a distance of 150.00 feet; thence South 83 deg. 14 min. 58 sec. East, a distance of 230.22 feet; thence North 20 deg. 25 min. 31 sec. East, a distance of 190.07 feet; thence South 89 deg. 47 min. 40 sec. West, a distance of 294.80 feet to the POINT OF BEGINNING, said described tract containing 1.00 acre, more or less.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 4th day of February, 2008.


Evelyn Tilley Kuuan


Abdulaun Kuuan

STATE OF ALABAMA

SHELBY COUNTY

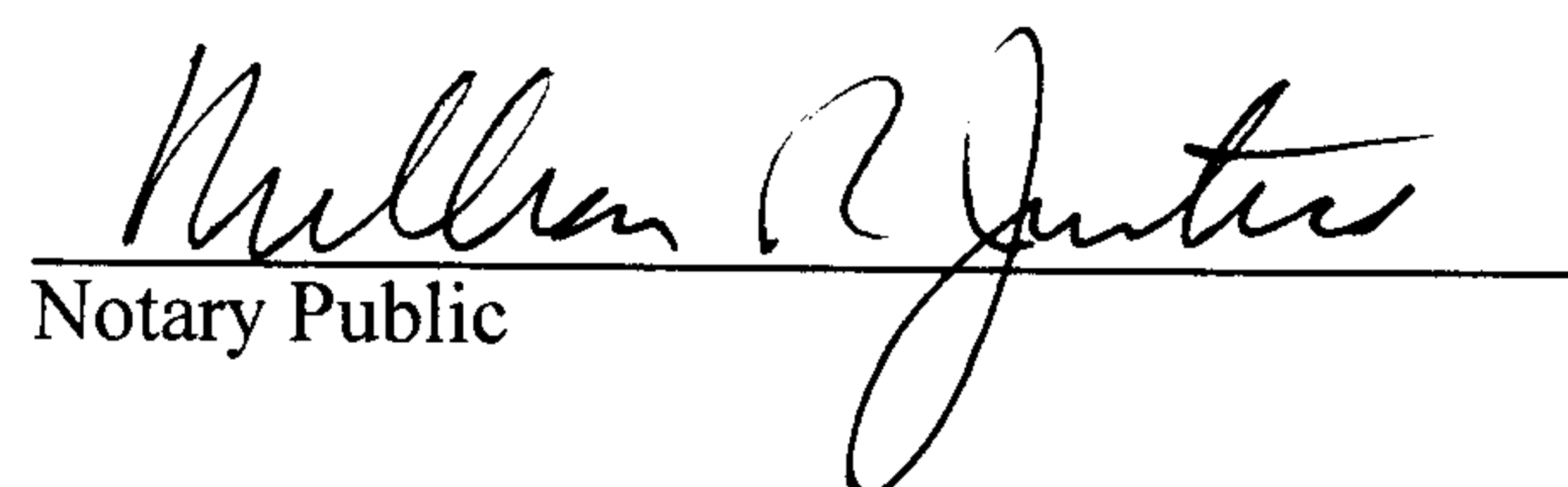
General Acknowledgment

Shelby County, AL 02/05/2008
State of Alabama

Deed Tax: \$5.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn Tilley Kuuan and Abdulaun Kuuan, 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 4th day of February, 2008.


Notary Public