

This instrument was prepared by:

Grady E Walters

Send Tax Notice To: EDDIE WALTERS  
329 GLORY RD  
MONTEVALLO, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Amount \$10,000  
CK

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of () to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, EDDIE WALTERS AND WIFE, JUDY WHITLEY WALTERS (herein referred to as grantors) do grant, bargain, sell and convey unto GRADY E. WALTERS AND WIFE, JUDY WHITLEY WALTERS (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of January, 2008.

\_\_\_\_\_  
(Seal)

Eddie Walters

EDDIE WALTERS

(Seal)

\_\_\_\_\_  
(Seal)

Judy Whitley Walters

JUDY WHITLEY WALTERS

(Seal)

\_\_\_\_\_  
(Seal)

(Seal)

\_\_\_\_\_  
(Seal)

STATE OF

Alabama

}

General Acknowledgment

COUNTY

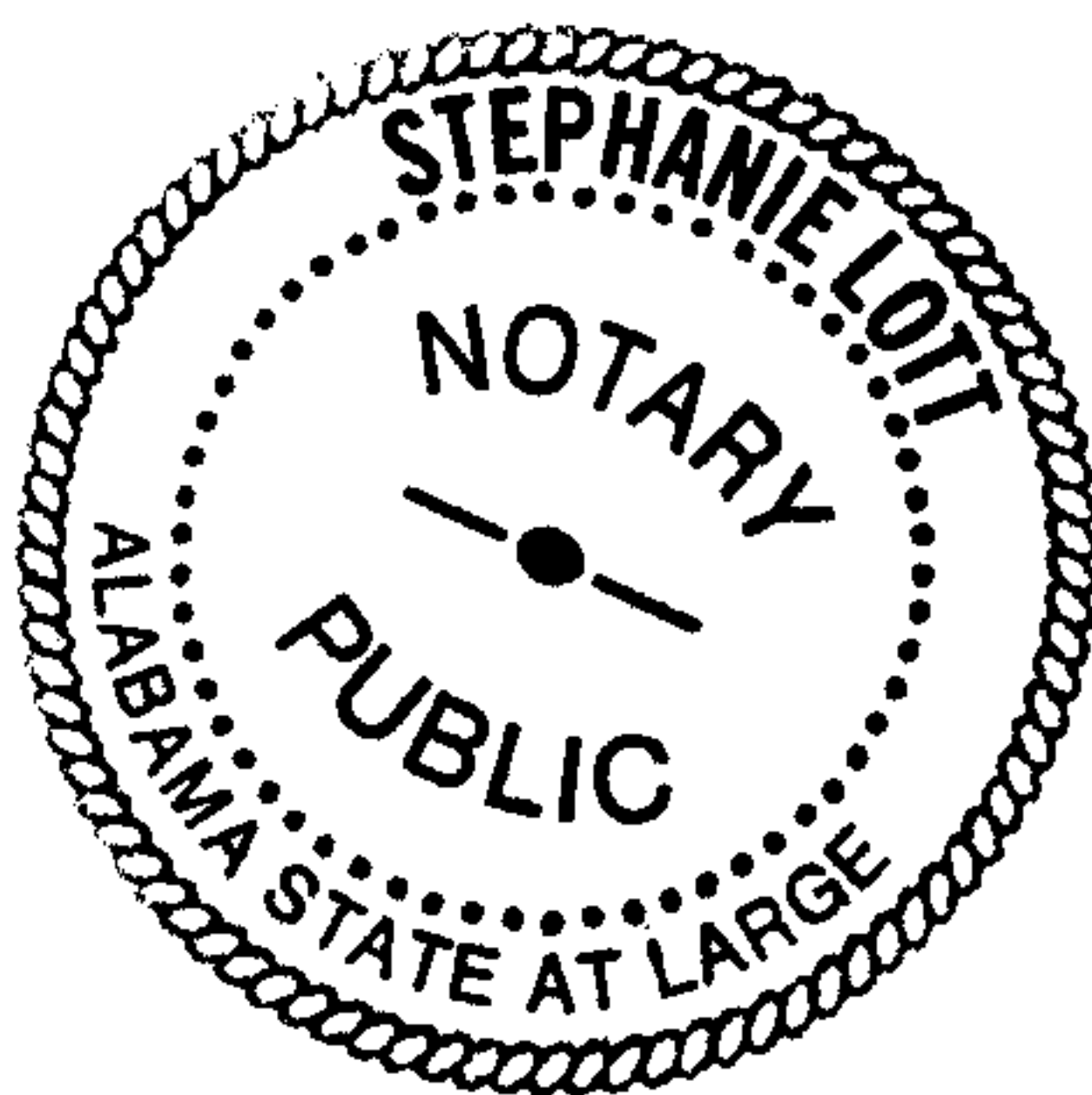
Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.

Stephanie Lott

Notary Public





## EXHIBIT A

20080213000059430 2/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
02/13/2008 01:55:36PM FILED/CERT

Beginning at the NW corner of §9, Twp 22S, R3W, Shelby County, Alabama; thence run S 00°32'44" W, 1,353.77 feet; thence run N 87°20'44" E, 573.02 feet; thence run S 02°35'16" E, 300.5 feet to the point of beginning: Thence continue southerly along said line 297.08 feet; thence run S 86°12'55" E, 371.39 feet; thence run N 12°44'41" E, 301.62 feet; thence run N 86°33'25" W, 451.35 feet to the point of beginning. Containing ±2.8 acres.

Marked Parcel 1 in a survey of Rodney Y Shiflett, PLS 21784, dated 07 July 2000.

Granted herewith is the right to use easements described in instruments recorded in instrument 1992:23670, as:

A strip of land 30 feet in width, 15 feet on either side of the line hereinafter described, also following the existing gravel road. From the SE corner of subject lot described above, run N along the E lot line 15 feet; thence run N 80°W 147 feet; thence run N 24°W 244 feet; thence run N 36°W 95.1 feet; thence run N 22°W 57.2 feet to the N lot line and the end of said easement.

A strip of land 30 feet in width (15 feet on either side of the line hereinafter described) from the NW corner of §9, Twp 22S, R3W, run S along the W § line 1283.58 feet; thence turn left 87°57' and run E 2631.71 feet; thence turn right 88°10' and run S 632.5 feet; thence turn right 92°49' and run W 197.4 feet to an existing pipe on the W right of way of Salem Road (Shelby County Highway 15); thence turn right 93°57'37" and run NE along said right of way line 195.78 feet to the point of beginning of the line herein described: Thence turn left 93°41'50" and run 262.95 feet; thence turn left 66°36' and run 105 feet; thence turn left 41°14' and run 103 feet to a point on the S line of "Lucas Property"; thence turn right 107°50' and run along the S line of "Lucas Property" ±1042.53 feet to the SE corner of subject lot, to the end of subject easement.

and also described at real book 254, page 269; and at deed book 325, page 337, all in the Probate Office of Shelby County AL. Said easement is marked as 30 feet wide on the abovementioned survey.

Shelby County, AL 02/13/2008  
State of Alabama

Deed Tax: \$10.00