

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Thomas Roy Downs and
Nolan Downs
6725 Highway 49
Columbian, AL 35051

GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF **ONE HUNDRED SEVENTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$176,250.00)** the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I, **Maurice E. Waits, a married man, as surviving grantee of that deed recorded in Real Book 229, Page 740 and Deed Book 289, Page 588, in the Probate Office of Shelby County, Alabama, the other grantee, Margaret Startley Waits aka Margaret Allene Waits, having died on or about April 18, 2004.**

(The property conveyed herein is not the homestead of the grantor and/or his spouse.)

(herein referred to as Grantor(s)), grant, sell, bargain and convey unto

Thomas Roy Downs and Nolan Downs

(herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby County, Alabama** to wit:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of said Section 12; thence run West along the South line of said 1/4-1/4 section, a distance of 675.24 feet to a point on the Westerly side of Ballenger Street; thence turn right 91° 45' Northerly along the said Westerly side of Ballenger Street, a distance of 29.75 feet to the point of beginning; thence turn left 91° 00' 13" along the North side of said Ballenger Street, a distance of 257.62 feet; thence turn right 93° 17' 27", a distance of 513.57 feet a point on the South right of way line of Shelby County Highway #49; thence turn right 123° 45' 31" to the chord of a curve to the left having a radius of 1016.85 feet, a central angle of 16° 34' 38" and an arc length of 294.20 feet; thence Southeasterly along said chord a distance of 293.17 feet to the Westerly side of said Ballenger Street; thence turn right 53° 57' 46" from chord, a distance of 336.14 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 147,175.00 of the above consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and theirs heirs, successors and assigns forever.

AND THE GRANTORS, I do for myself and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) has hereunto set his hand and seal, this 29th day of **April, 2008.**

GRANTOR(S)

Maurice E. Waits
Maurice E. Waits

(STATE OF Alabama)
(Jefferson COUNTY)


20080515000199690 1/1 \$40.50
Shelby Cnty Judge of Probate, AL
05/15/2008 02:45:28PM FILED/CERT

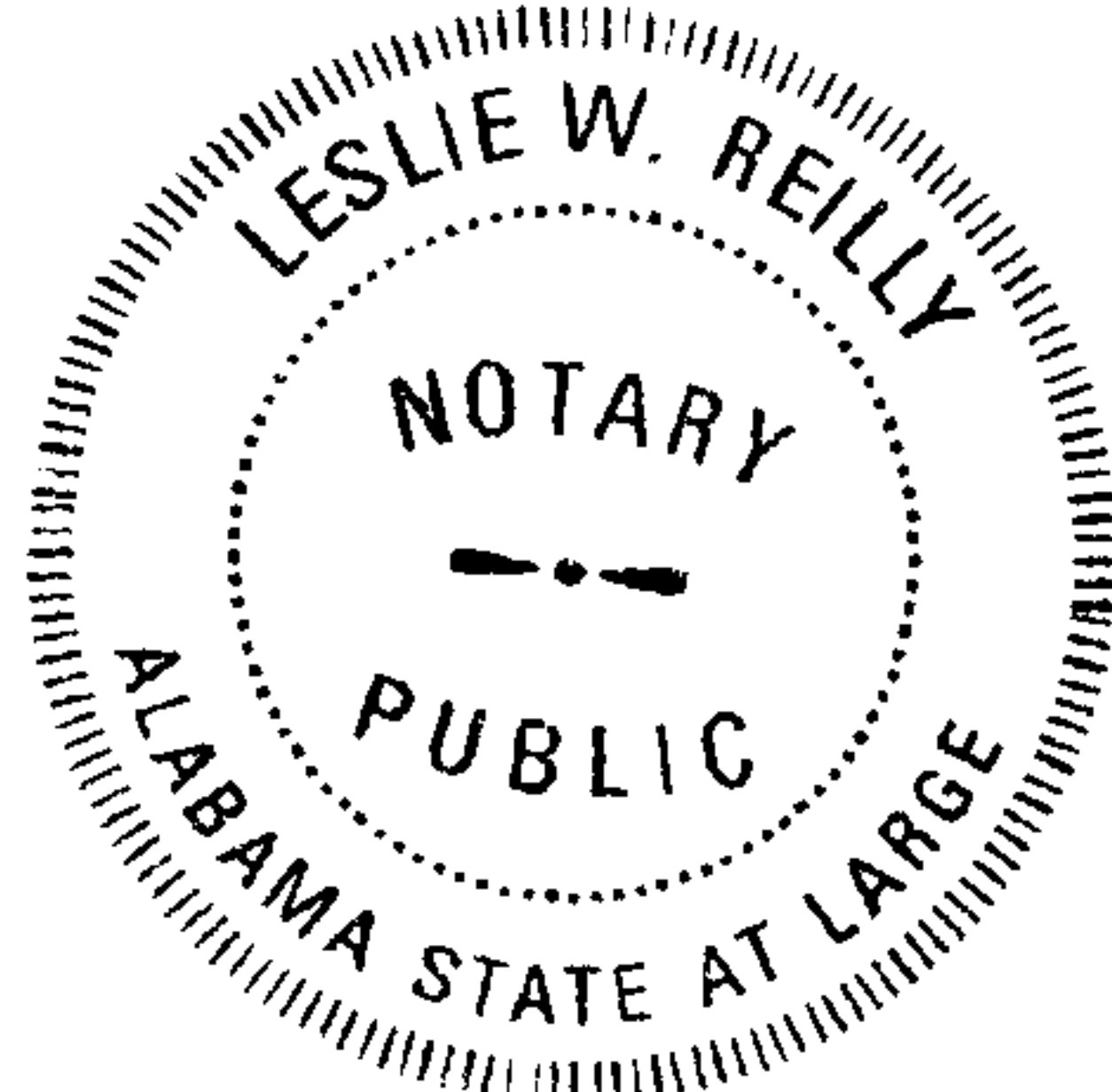
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby **Maurice E. Waits**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of **April, 2008.**

Shelby County, AL 05/15/2008
State of Alabama

Deed Tax: \$29.50



Leslie W. Reilly
NOTARY PUBLIC - Leslie W. Reilly
My Commission Expires: 2-4-09