

This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

20080701000268080 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/01/2008 02:59:28PM FILED/CERT

Send Tax Notice to:  
**Jerry and Janelle Poe**  
69 Horton Street  
Columbiana, AL 35051

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

STATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and no/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**BARBARA WILLIS, A SINGLE WOMAN**

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

**JERRY POE AND JANELLE POE, A MARRIED COUPLE**

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION**

Subject to:

1. Restrictions, easements and rights of way of record.
2. Subject to taxes for 2008 and subsequent years.

\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

Deed performed without benefit of title and description provided by the grantee(s).

**THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.**

**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 3rd day of June 2008.

\_\_\_\_\_  
**BARBARA WILLIS**

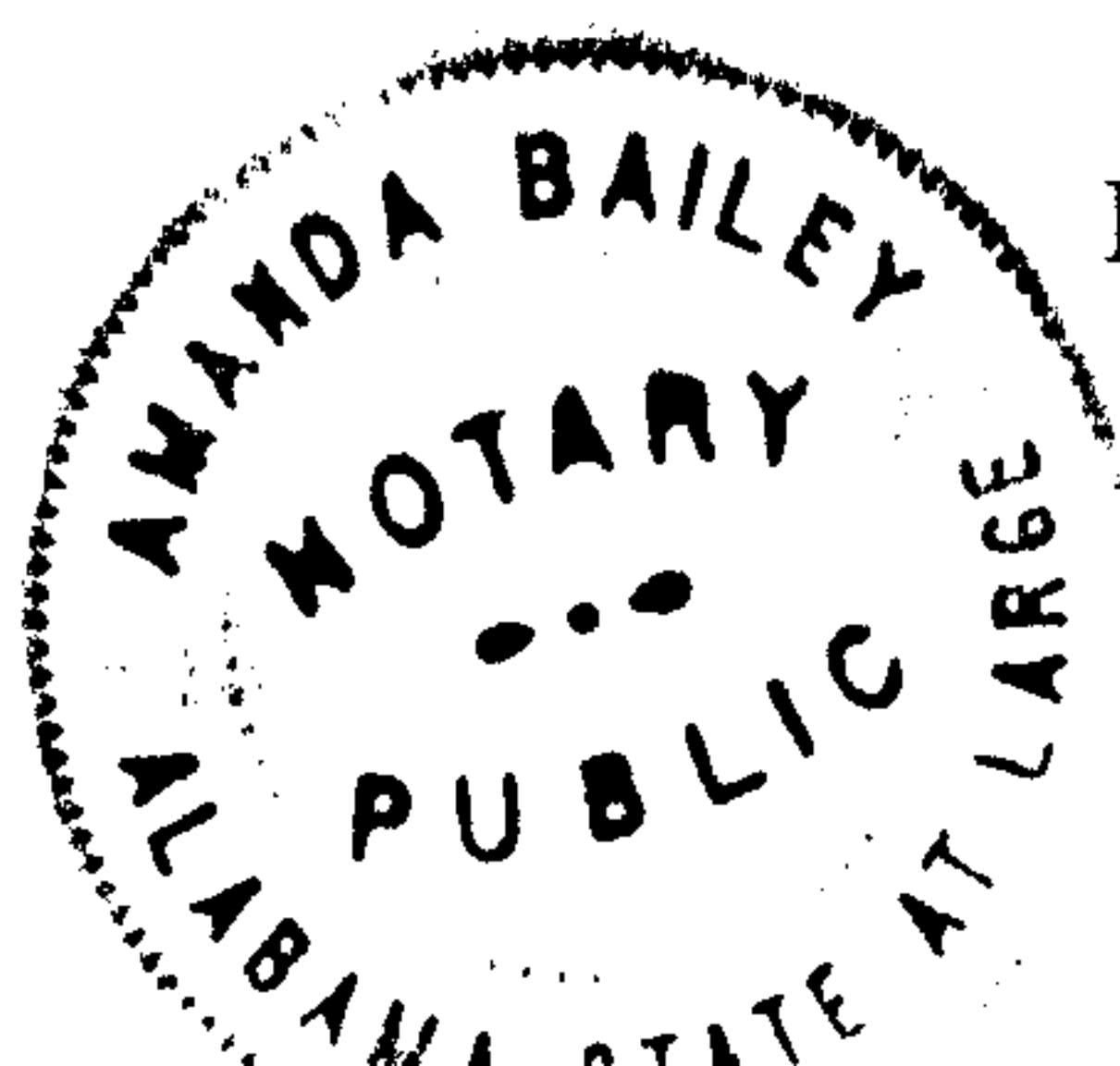
STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Barbara Willis**, 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 3rd day of June 2008.

*Amanda Bailey*  
Notary Public

My commission expires:  
9/20/08



## EXHIBIT A

20080701000268080 2/2 \$19.00  
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### PARCEL 4

A parcel of land located in the North Half of the Northeast Quarter of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, containing 0.89 acres, more or less, and being more particularly described as follows:

Commencing at a 2-1/2" flat iron representing the Northeast corner of said Section 34; thence run N 83°48'17" W along the monumented North line of said Section 34 for 209.63' to a 1" crimped pipe; thence run N 84°43'04" W along the monumented North line of said Section 34 for 210.35' to an axle; thence run S 41°24'18" W for 739.42' to a 3/4" threaded rod on the West right-of-way of Horton Street; thence run N 88°30'21" W for 209.74' to a 3/4" threaded rod; thence run S 22°31'36" W for 165.34' to a 1/2" capped rebar and the point of beginning of the parcel herein described; thence run S 87°57'06" E for 137.99' to a 1/2" steel rod; thence run S 02°02'54" W for 248.60' to a 1/2" steel rod on the North right-of-way of the Old Alabama Highway No. 25 (80' R.O.W. assessed); thence run along said North right-of-way on a chord bearing N 81°22'26" W for a chord distance of 184.95' to a 1/2" capped rebar; thence run N 13°25'22" E for 231.97' to the point of beginning.