

Deed Tax: \$15.00

20080721000293210 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
07/21/2008 01:53:44PM FILED/CERT

This instrument prepared by:
John T. Natter, Atty.
NATTER & FULMER, P.C.
3800 Colonnade Parkway, Suite 450
Birmingham, Alabama 35243

Send Tax Notice to:
Joshua David Arnold

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **Fifteen Thousand Dollars and No/100 Dollars (\$15,000.00) and other good and valuable consideration** to the undersigned GRANTORS, **LOU ANN R. GRAVES**, a married woman, and **CAROLYN JAYE R. HAYES**, a single woman, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTORS, do by their presents grant, bargain, sell and convey unto **JOSHUA DAVID ARNOLD**, a married man and his wife, **LESLIE SPROULL ARNOLD**, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor thereof in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

(See attached Exhibit A.)

SUBJECT TO: easements, restrictions, right-of-ways, recordings and encumbrances of record.

This property is not the homestead of the Grantor Lou Ann R. Graves.

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 together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the said GRANTORS, have hereunto set their signatures and seals, this the 24 day of June, 2008.



LOU ANN R. GRAVES, Grantor




CAROLYN JAYE R. HAYES, Grantor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, John T. Natter Notary Public in and for said County, in said State, hereby certify that **LOU ANN R. GRAVES**, a married woman, and **CAROLYN JAYE R. HAYES**, a single woman, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of June, 2008.



Notary Public
My Commission Expires: 1-19-11



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EXHIBIT "A"

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 1 WEST THENCE RUN N 0° 21' 16" W FOR 265.17 FEET; THENCE RUN S 89° 39' 13" E FOR 295.54 FEET; THENCE RUN S 0° 08' 44" W FOR 93.99 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 447 AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 307.86 FEET; THENCE RUN N 47° 35' 46" E FOR 196.28 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 447, WITH THE FOLLOWING THREE COURSES FOLLOWING SAID ROAD RIGHT OF WAY; THENCE RUN N 46° 31' 53" W FOR 33.72 FEET; THENCE RUN N 39° 31' 43" W FOR 93.45; THENCE RUN N 36° 53' 12" W FOR 100.29 FEET TO THE POINT OF BEGINNING. SHELBY COUNTY, ALABAMA.