

43823-Shelby

Source of Title Warranty Deed volume 2001, page 22155

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Allison Creel
Jon Kirk Creel
185 Leisure Lane
Sterrett, AL 35147


20081001000388130 1/2 \$33.00
Shelby Cnty Judge of Probate, AL
10/01/2008 01:52:18PM 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 Ninety three thousand, eight hundred and 00/100 (\$93,800.00) Dollars [of which amount \$75,040.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Oran D. Creel aka Oran Francis Davison Creel, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Allison Creel and Jon Kirk Creel (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 incorporated herein.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

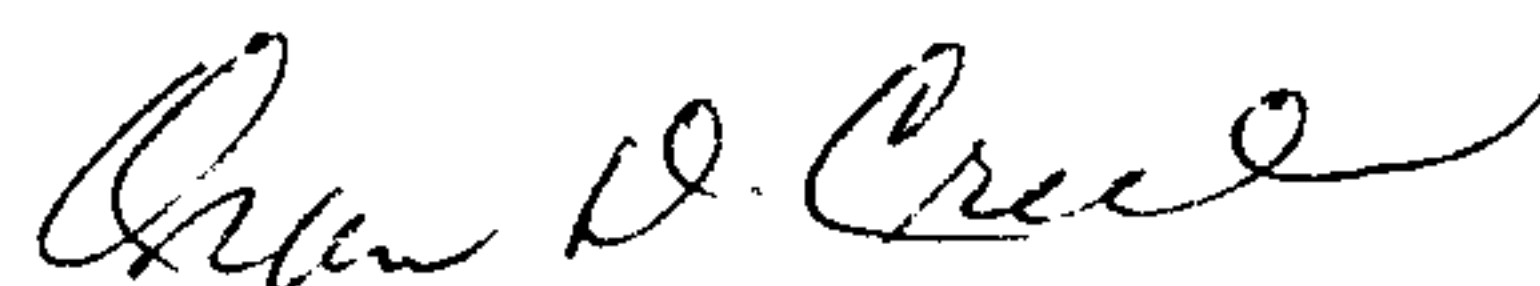
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this September 26th, 2008.

WITNESS:

_____(SEAL)



Oran D. Creel aka Oran Francis
Davison Creel (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oran D. Creel aka Oran Francis Davison Creel, an unmarried woman, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on September 26th, 2008.

My commission expires: 5-17-11



NOTARY PUBLIC



Shelby County, AL 10/01/2008
State of Alabama

Deed Tax: \$19.00

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby
STATE OF Alabama AND IS DESCRIBED AS FOLLOWS:

Tax Parcel Identification Number: 58-04-09-31-0-000-007.001

A part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 East and being more particularly described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence South along the West line of same a distance of 274.60 feet to the point of beginning; thence continue along the last named course a distance of 290.40 feet; thence 90° to the left in a Easterly direction a distance of 300.00 feet; thence 90° to the left in a Northerly direction a distance of 290.40 feet; thence 90° to the left in a Westerly direction a distance of 300.00 feet to the point of beginning. Lying and being in Shelby County, Alabama.

ALSO:

A 20.0 foot easement for ingress and egress to above described property and described as follows: Being a part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 East, commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31; thence South along the East line of same a distance of 421.32 feet to the centerline of said 20.0 foot easement; thence $152^\circ 29' 30''$ to the right in a Northwesterly direction a distance of 116.28 feet; thence $06^\circ 35'$ to the left a distance of 136.08 feet; thence $17^\circ 12'$ to the right a distance of 289.10 feet; thence $32^\circ 32'$ to the left a distance of 360.60 feet to the centerline of a public road. Lying and being in Shelby County, Alabama.



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