

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Ross T. Shortnacy and Nell Shortnacy and
Paul E. Jordan, Jr. and Bobbie V. Jordan
961 County Road 48
Wilsonville, Alabama 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Ross T. Shortnacy and Nell Shortnacy, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ross T. Shortnacy and Nell Shortnacy and Paul E. Jordan, Jr. and Bobbie V. Jordan** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This deed was prepared without the benefit of a title search for the purpose of conveying the above described property to Ross T. Shortnacy and Nell Shortnacy and Paul E. Jordan, Jr. and Bobbie V. Jordan.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of October, 2008.

Ross T. Shortnacy

Ross T. Shortnacy

Nell Shortnacy

Nell Shortnacy

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ross T. Shortnacy**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2008.

MICHELLE BEDFORD
Notary Public - Alabama State At Large
My Commission Expires 10/27/2010

Michelle Bedford
Notary Public
My Commission Expires: 10/27/2010

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nell Shortnacy**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 2008.

MICHELLE BEDFORD
Notary Public - Alabama State At Large
My Commission Expires 10/27/2010

Michelle Bedford
Notary Public
My Commission Expires: 10/27/2010

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 33, Township 20, Range 1 East, more particularly described as follows: Commence at the SW corner of said Quarter Quarter Section; thence run North along the West boundary of said Quarter Quarter Section 660 feet; thence East and parallel with the South boundary of said Quarter Quarter Section 670 feet to point of beginning of the parcel herein described and conveyed; thence continue Easterly in the same direction 210 feet; thence South and parallel with the West boundary of said Quarter Quarter Section 363 feet; thence West and parallel with the South boundary of said Quarter Quarter Section 210 feet; thence North, parallel with the West boundary of said Quarter Quarter Section 363 feet to point of beginning, containing 1 $\frac{3}{4}$ acres, more or less.

ALSO,

A parcel of land described as follows: Commence at the SW corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 33, Township 20, Range 1 East; and run thence North along the West boundary of said Quarter Quarter Section 660 feet; thence East and parallel with the South boundary of said Quarter Quarter Section 670 feet to the NW corner of lot owned by the grantees herein; thence South and parallel with the East boundary of said Quarter Quarter Section 363 feet for point of beginning; thence East, parallel with the South boundary of said Quarter Quarter Section 210 feet; thence South and parallel with the East boundary of said Quarter Quarter Section to its intersection with the Northerly right of way of Shelby County Road No. 48; thence run Westerly along the North right of way of said Highway, 65 feet to a point; thence Northwesterly to point of beginning.

Shelby County, AL 10/21/2008
State of Alabama

Deed Tax: \$10.00