



20081029000420590 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
10/29/2008 12:02:50PM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name) Yvette Trussell

(Address) 425 2nd Street

Helena, AL 35080

MINIMUM VALUE: \$10,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MILEY S. BAKER and FRANCES W. BAKER**, as **Trustees for the benefit of Nathan Cody Trussell and Michael Andrew Trussell** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **NATHAN CODY TRUSSELL and MICHAEL ANDREW TRUSSELL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

All of Grantors' right, title and interest in and to the following described real property:

A tract of land situated in the SW ¼ of Section 14, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the SW corner of said ¼ Section and run East along South line 1131.76 feet; thence left 93 degrees 10 minutes 00 seconds and run 34.50 feet to the point of beginning; thence continue along last described course 110.5 feet; thence right 93 degrees 06 minutes 36 seconds and run 179.77 feet to a point on the West right of way of State Highway #119; thence right 74 degrees 04 minutes 17 seconds and run along the chord of a curve to the right 113.43 feet; thence right from extended chord 105 degrees 36 minutes 25 seconds and run along North right of way of County Road 12, 225.55 feet to the point of beginning. Situated in Shelby County, Alabama.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 20030513000296500.

SUBJECT TO:

- **Taxes for 2009 and subsequent years.**
- **Mineral and mining rights and easements of record.**

BY VIRTUE OF THE ABOVE REFERENCED SOURCE OF TITLE, THOMAS MILES TRUSSELL IS CURRENTLY SEIZED OF AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE ABOVE DESCRIBED REAL PROPERTY, AND IT IS THE INTENT OF GRANTORS THAT THE REMAINING TWO-THIRDS INTEREST IN AND TO SAID REAL PROPERTY BE VESTED IN THE GRANTEEES HEREIN, IN EQUAL UNDIVIDED SHARES. CONSEQUENTLY, THOMAS MILES TRUSSELL, NATHAN CODY TRUSSELL AND MICHAEL ANDREW TRUSSELL SHALL EACH BE VESTED WITH AN UNDIVIDED ONE-THIRD INTEREST IN AND TO SAID REAL PROPERTY.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 27th day of October, 2008.

Miley S. Baker
MILEY S. BAKER,
Trustee for Nathan Cody Trussell and
Michael Andrew Trussell

Frances W. Baker
FRANCES W. BAKER,
Trustee for Nathan Cody Trussell and
Michael Andrew Trussell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MILEY S. BAKER and FRANCES W. BAKER**, whose names as Trustees for Nathan Cody Trussell and Michael Andrew Trussell, 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, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this 27th day of October, 2008.

Shelby County, AL 10/29/2008
State of Alabama

Deed Tax: \$10.00

[Signature]
Notary Public
My commission expires: 08/13/09