

20081031000423160 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/31/2008 09:22:19AM FILED/CERT

Shelby County, AL 10/31/2008
State of Alabama
Deed Tax:\$5.00

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Ten and no/100 DOLLARS, to the undersigned grantor, CALARONAN DEVELOPMENT CORP.
in hand paid by the GRANTEES herein, the receipt of which
is hereby acknowledged, CALARONAN DEVELOPMENT CORP. do grant, bargain, sell and
convey unto J. Anthony Joseph and Ashley Brooke Joseph (herein referred to as
GRANTEES), as joint tenants, with right of survivorship, the following described
real estate, situated in Shelby County, Alabama, to-wit:

The NE 1/4 of the NE 1/4 of Section 10, Township 20 South, Range 1 West,
LESS AND EXCEPT any part of the above described land which is a part of
the following two parcels sold:

Parcel to A.H. Averyt by deed dated April 1, 2002, and recorded in Inst.
No. 2002, Page 16050.

Parcel to Nathan F. Powell and Tammy Powell dated February 14, 2002,
recorded in Inst. No. 2002-09930.


All deeds being recorded in the Probate Office of Shelby County, Alabama.

The herein described property is not the homestead of the grantor
nor of his spouse.

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 said GRANTOR does for himself, his heirs, executors and
administrators, covenant with said GRANTEES, their heirs and assigns, that he is
lawfully seized in fee simple of said premises; that it is free from all
encumbrances, unless otherwise noted above; that he has a good right to sell and
convey the same as aforesaid; that he will and his heirs and assigns shall
warrant and defend the same to the GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day
of June, 2008.

CALARONAN DEVELOPMENT CORP.
BY 
J. Anthony Joseph
ITS PRESIDENT

STATE OF ALABAMA
SHELBY COUNTY

I, Martha B. Ferguson a Notary Public in and for the State of Alabama, hereby certify that J. Anthony Joseph, whose name AS President of Calaronan Development Corp. 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, he as such officer, having full authority, executed the same voluntarily on the day the same bears date for and as the act of said Corporation.

Given under my hand and official seal, this the 3rd day of June
2008. _____

(SEAL)

Martha B. Ferguson
Notary Public