



20081031000423260 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/31/2008 09:22:29AM 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. does 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:

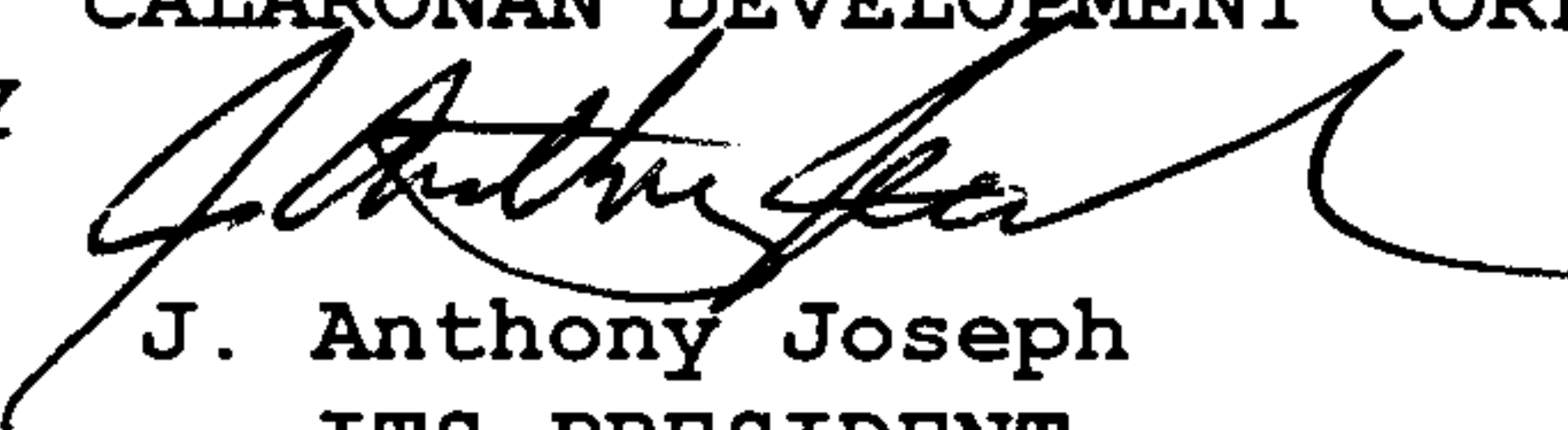
All that property lying in the NE1/4 of NW 1/4, Section 10, Township 20  
South, Range 1 West, which lies Northeast of the property conveyed to  
Ronald L. Stanfa and Patricia M. Stanfa in that certain deed dated  
July 7, 2005 and recorded as inst. No. 20050726000374780 in the Probate  
Office of Shelby County, Alabama;  
The same being a triangular parcel lying in the Northeast corner of said  
NE 1/4 of NW 1/4.

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 itself, and for its successors and/or assigns  
covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized  
in fee simple of said premises; that it is free from all encumbrances, unless  
otherwise noted above; that it has a good right to sell and convey the same as  
aforesaid; that it will and its successors and/or 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<sup>rd</sup> 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 3<sup>rd</sup> day of June 2008. \_\_\_\_\_

(SEAL)

Martha B. Ferguson  
Notary Public