

2011 5000 18
20081031000423280 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/31/2008 09:22:31AM FILED/CERT

Shelby County, AL 10/31/2008
State of Alabama

Deed Tax: \$5.00

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Ten and no/100 DOLLARS, to the undersigned grantor, J. Anthony Joseph
In hand paid by the GRANTEES herein, the receipt of which is hereby
acknowledged, I, J. Anthony Joseph 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:

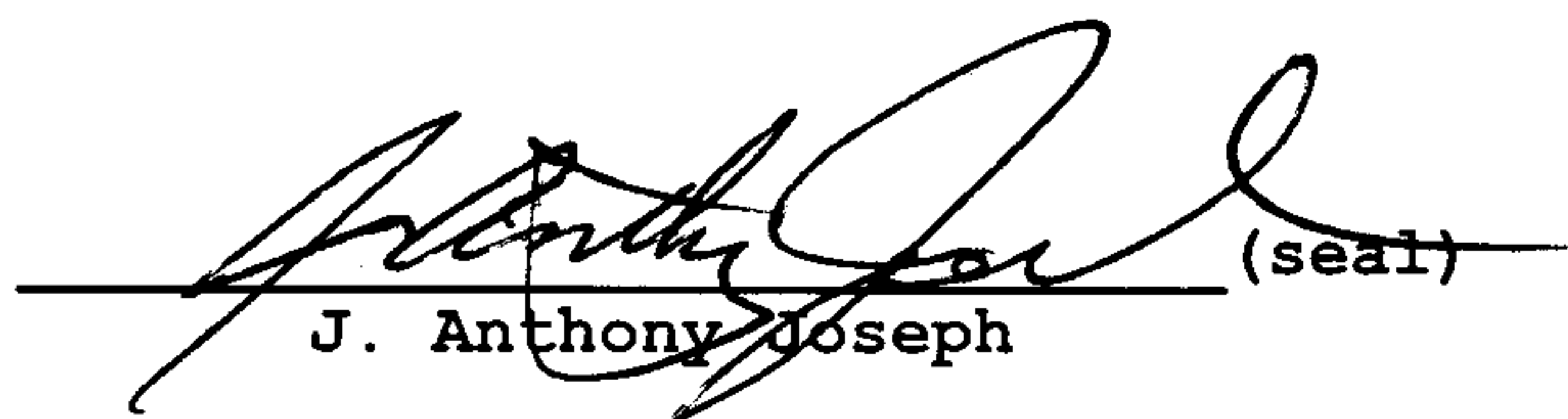
LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT 'A'
AND MADE A PART HEREOF AS IF WRITTEN HEREIN.

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, and for his heirs, executors and
administrators, covenant with said GRANTEES, their heirs and assigns, that I am
lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that I have a good right tot sell
and convey the same as aforesaid; that I will and my heirs, executors and
administrators 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 3rd day
of June, 2008.


J. Anthony Joseph (seal)



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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 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 executed the same voluntarily on the day the same bears date.

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

(SEAL)

Martha B. Ferguson
Notary Public

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EXHIBIT 'A'

From a 1" solid bar accepted as the Northwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 West, run thence East along the accepted North boundary of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 462.99 feet to a $\frac{1}{2}$ " rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 117.42 feet to a $\frac{1}{2}$ " rebar that is 778.67 feet West of a pin in a rock pile accepted as the Northeast corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence turn 90 deg. 00 min. 00 sec. right and run 177.54 feet to a $\frac{1}{2}$ " rebar on the Northerly boundary of a 60' easement for ingress and egress (known as Joseph Drive); thence turn 127 deg. 02 min. 01 sec. right and run 33.44 feet along said easement boundary to a $\frac{1}{2}$ " rebar; thence turn 42 deg. 56 min. 23 sec. left and run 91.20 feet along said easement boundary to a $\frac{1}{2}$ " rebar; thence turn 95 deg. 54 min. 22 sec. right and run 166.78 feet to the point of beginning of herein described parcel of land, containing 0.44 acres, situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama. The same being identified as Parcel 4 on that certain survey of Hickey Land Surveying, Inc. dated August 21, 2002.

Also the right of ingress and egress over and along that certain 60 foot right of way known as Joseph Drive.