

Shelby County, AL 12/01/2008  
State of Alabama

Deed Tax: \$10.00

THIS INSTRUMENT PREPARED BY:

Joshua D. Arnold  
9804 Highway 55  
Westover, AL 35147



20081201000453640 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
12/01/2008 03:24:13PM FILED/CERT

SEND TAX NOTICE TO:

Joshua D. & Leslie S. Arnold  
9804 Highway 55  
Westover, AL 35147

EST. VALUE - \$10,000 *JP*

STATUTORY WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA )

: KNOW ALL MEN BY THESE PRESENTS:

THE COUNTY OF SHELBY )

That in consideration of Ten and No/100, (\$10), DOLLARS and other consideration, in hand paid to the undersigned, G.W. Weldon, married, (herein referred to as "GRANTOR"), Joshua D. and Leslie S. Arnold (herein referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following real estate, located and situated in SHELBY County, Alabama, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO:

1. Ad valorem taxes for the year 2008, not yet due and payable.

**This property is not the homestead of the Grantor, G.W. Weldon.**

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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

And I do for my self and my heirs, executors, and administrators covenant with the 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 to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said 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 21 day of Nov., 2008.

G. W. Weldon (SEAL)

THE STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that G. W. Weldon, married, 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 29 day of November, 2008.

Terrie W. Smith

NOTARY PUBLIC

My commission expires: March 29, 2009

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COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 1, TWP 20 SOUTH RANGE 1 WEST; THENCE RUN N 0-21'16" W FOR 265.17'; THENCE RUN S 89-39'13" E FOR 295.54'; THENCE RUN S 0-08'45" W FOR 93.99' TO A POINT SITUATED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD 447, AND THE POINT OF BEGINNING; THENCE RUN N 36-45'35" W ALONG SAID ROAD FOR 65.76'; THENCE RUN S 46-49'45" W FOR 118.18'; THENCE RUN S 5-28'51" W FOR 70.50'; THENCE RUN S 10-51'02" W FOR 61.94'; THENCE RUN S 0-22'19" E FOR 34.41'; THENCE RUN S 9-02'30" E FOR 44.55'; THENCE RUN S 9-37'58" E FOR 70.51'; THENCE RUN S 89-39'13" E FOR 124.14'; THENCE RUN N 0-08'45" E FOR 307.86' TO THE POINT OF BEGINNING, CONTAINING 0.99 ACRES MORE OR LESS.