

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Mr. & Mrs. David C. Oakes**  
150 Joal Lane  
Wilsonville, AL 35186

20081223000475090 1/3 \$28.00  
Shelby Cnty Judge of Probate, AL  
12/23/2008 03:34:08PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

#10,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE AND NO/00 DOLLARS (\$1.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kathy Oakes, an unmarried woman, David C. Oakes and wife, April J. Oakes, (herein referred to as grantor, whether one or more)**, grant, bargain, sell and convey unto, **David C. Oakes and April J. Oakes, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way and permits of record.

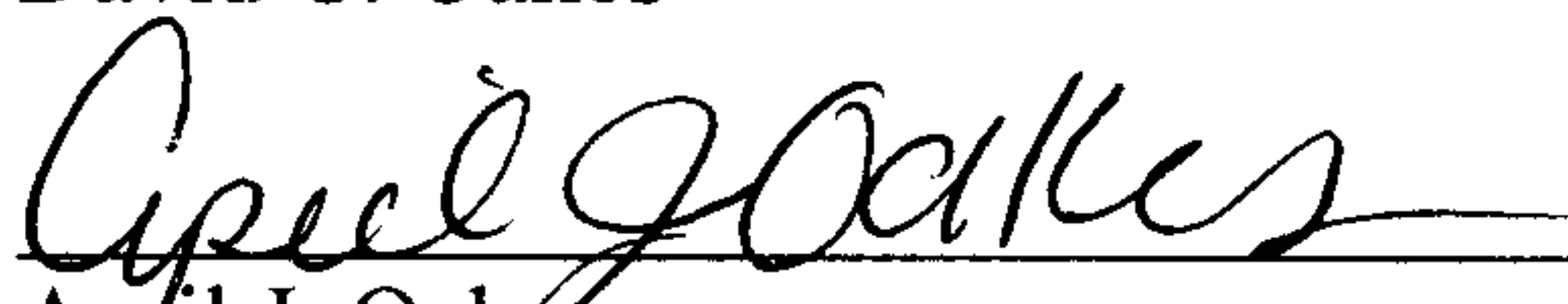
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 10<sup>th</sup> day of December, 2008.

  
Kathy Oakes

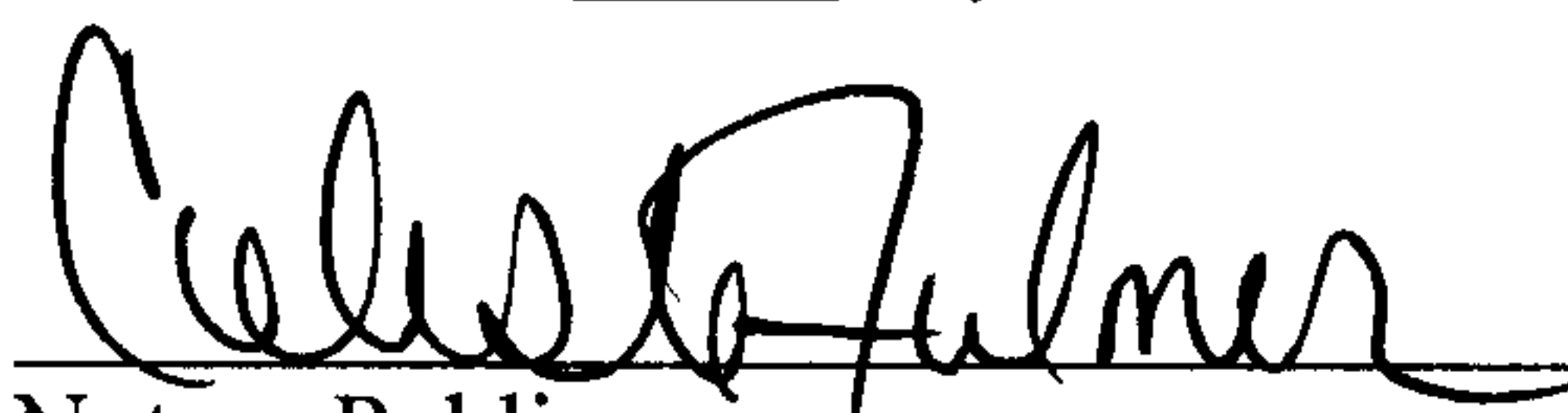
  
David C. Oakes

  
April J. Oakes

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Kathy Oakes, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2008.

  
Notary Public

My commission expires: 10-6-12

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared David C. Oakes and April J. Oakes, whose names 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of December, 2008.

William R. Justice  
Notary Public

My commission expires: 9/12/11





EXHIBIT "A"

20081223000475090 3/3 \$28.00  
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PARCEL I:

Lot 4 of Weaver's Survey as recorded in Map Book 9, Page 153, in the Judge of Probate Office, Shelby County, Alabama, being more particularly described as follows:

LESS AND EXCEPT that part of Lot 4 being more particularly described as follows: Commence from the SE corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 17, Township 21, Range 1 east; thence run northerly along the East line thereof for 258.03 feet; thence 88 degrees 46 minutes 29 seconds left run westerly 340.07 feet to the point of beginning; thence continue last described course for 195.83 feet to the easterly right of way of Shelby County Highway #5 and a curve concaved northeasterly, (having a radius of 1629.67 feet and a central angle of 6 degrees 50 minutes 56 seconds); thence 87 degrees 24 minutes 59 seconds right to chord of said curve run northerly along said curve and right of way a chord distance of 194.69 feet; thence 76 degrees 17 minutes 04 seconds right from said chord run northeasterly 203.34 feet; thence 104 degrees 09 minutes 04 seconds right run southerly 251.74 feet to the point of beginning.

PARCEL II:

Begin at the SW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 21 South, Range 1 East; thence run easterly along the South line thereof 1325.44 feet to the SE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence 90 degrees 06 minutes 45 seconds left run northerly 825.00 feet; thence 89 degrees 53 minutes 15 seconds left run westerly 1322.52 feet to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence 89 degrees 44 minutes 35 seconds left run southerly 825.00 feet to the point of beginning.

LESS AND EXCEPT property conveyed in deed recorded in Inst. No. 20030528000331460, Probate Office, Shelby County, Alabama.

TOGETHER with and SUBJECT TO 40' easement, the centerline of which being more particularly described as follows:

Commence at the SW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 21 South, Range 1 East; thence run northerly along the West line thereof for 258.03 feet; thence 82 degrees 53 minutes 45 seconds right run easterly for 182.31 feet to the point of beginning; thence 99 degrees 19 minutes 49 seconds left run northwesterly for 155.80 feet; thence 42 degrees 37 minutes 12 seconds left run northwesterly for 114.39 feet; thence 21 degrees 35 minutes 58 seconds left run westerly for 304.49 feet; thence 10 degrees 18 minutes 7 seconds left run westerly for 84.92 feet; thence 14 degrees 9 minutes 4 seconds left run southwesterly for 197.96 feet to the easterly R/W of Shelby County Highway 5 and the Point of Beginning.

PARCEL III:

Also, a 30-foot strip, the North side of which being more particularly described as follows:

Begin at a point 30 feet East of the SW corner along the South line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 21 South, Range 1 East; thence run West 30.00 feet; thence 1 degrees 05 minutes 44 seconds right run Westerly 523.62 feet to the Easterly right of way of Shelby County Highway 5 and the point of ending.

Shelby County, AL 12/23/2008  
State of Alabama

Deed Tax: \$10.00