


This Instrument was prepared by:
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20090320000105140 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
03/20/2009 02:21:12PM FILED/CERT

Send Tax Notice to:
James Roland Pugh

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED FIFTY THOUSAND AND NO/00 DOLLARS (\$150,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **DEWEY E. THORNBURG, JR. and wife, JOYCE THORNBURG** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **JAMES ROLAND PUGH, MARLINE PUGH, and MITZI PUGH** (herein referred to as **Grantees**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2009.
2. Easements, restrictions, rights of way, and permits of record.

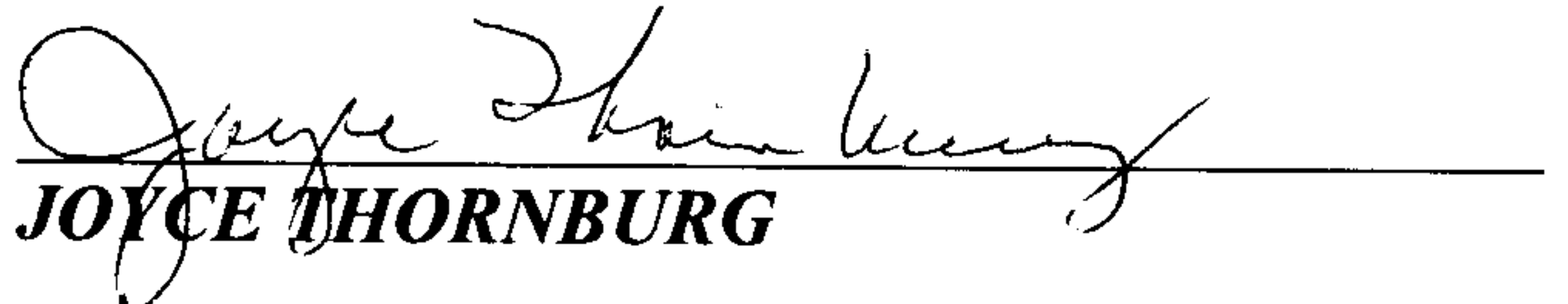
Property described herein constitutes no part of the homestead of the Grantors.

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 ____ day of _____, 2009.


DEWEY E. THORNBURG, JR.


JOYCE THORNBURG

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **DEWEY E. THORNBURG, JR. and wife, JOYCE THORNBURG**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, 2009.

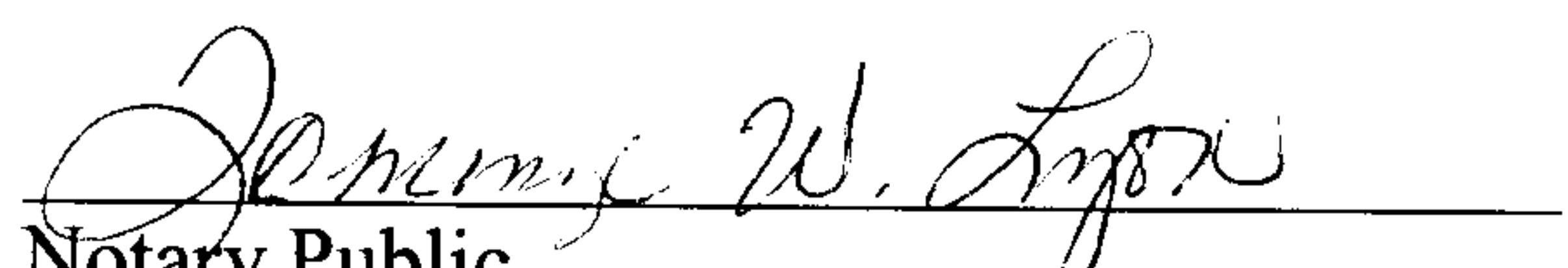

Notary Public
My Commission Expires: 12-19-2011

EXHIBIT A

Commence at the Northwest corner of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama and proceed South 0 degrees 13 minutes 51 seconds West along the West boundary of said Section for a distance of 1815.11 feet to the South right of way of boundary of County Road 449 (Tanyard Road) and to the POINT OF BEGINNING of herein described parcel of land; thence south 66 degrees 12 minutes 55 seconds East along said right of way 277.52 feet; thence South 64 degrees 30 minutes 59 seconds East along said right of way 443.51 feet; thence South 66 degrees 13 minutes 43 seconds along said right of way 306.96 feet; thence South 61 degrees 14 minutes 07 seconds East along said right of way 127.59 feet; thence leaving said right of way proceed South 7 degrees 50 minutes 29 seconds West 373.75 feet; thence South 89 degrees 47 minutes 07 seconds West 999.56 feet to a point on the West boundary of said section; thence North 0 degrees 13 minutes 51 seconds East along said section 861.88 feet back to the POINT OF BEGINNING.

The above described parcel of land is located in the South one-half of the Northwest quarter of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama.

Commence at the Northwest corner of Section 10, Township 20 South, Range 2 East, Shelby County, Alabama and proceed South 0 degrees 13 minutes 51 seconds West along the West boundary of said section for 2676.99 feet to the Southwest corner of the Northwest quarter of said Section 10; thence North 89 degrees 47 minutes 07 seconds East along the South boundary of said Northwest quarter for 999.56 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING proceed North 7 degrees 50 minutes 29 seconds East 373.75 feet to a point on the Southwesterly right of way of County Road 449 (Tanyard Road); thence South 52 degrees 34 minutes 32 seconds East along the right of way of said road for 115.13 feet; thence South 52 degrees 34 minutes 32 seconds East along said right of way for 115.13 feet; thence South 25 degrees 52 minutes 41 seconds East along said right of way for 121.84 feet; thence South 18 degrees 18 minutes 31 seconds East along said right of way for 88.38 feet to the point of intersection with the Southwesterly right of way of said County Road 449 and the South boundary of the Northwest quarter; thence South 89 degrees 47 minutes 07 seconds West along the South boundary of said Northwest quarter for 303.70 feet, back to the POINT OF BEGINNING.

According to the survey of Billy R. Martin, dated July 26, 1999.

LESS AND EXCEPT that portion previously conveyed to Dewey E. Thornburg, Jr. and Joyce M. Thornburg, as shown by deed recorded in Inst. No. 2002-19290, in Probate Office of Shelby County, Alabama.

Shelby County, AL 03/20/2009
State of Alabama

Deed Tax: \$150.00