

This instrument was prepared by:
Michael T Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: J.D. Tumbleston
105 Arlington Street
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Thousand dollars and Zero cents (\$130,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Odell L. Smith, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto J.D. Tumbleston and Sally Beth Tumbleston (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years.

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

(\$104,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16th day of March, 2009.

(Seal)

Odell L. Smith

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Odell L. Smith 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March 2009.

Quinton J. Pearson

Notary Public

My Commission Expires: 10/16/2012

20090324000107550 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
03/24/2009 08:40:31AM FILED/CERT

Shelby County, AL 03/24/2009
State of Alabama

Deed Tax: \$26.00



EXHIBIT A

PARCEL I:

Commence at the intersection of the East right of way line of Line Street also known as Arlington Street, with the South line of Woods Ferry Road in the town of Columbiana, Alabama and run thence South 12 degrees East along the East line of said Line Street 640.36 feet, more or less, to the SW corner of the lot conveyed grantees by grantors by deed dated January 17, 1959 recorded in the Probate Office of Shelby County, Alabama in Deed Book 199, Page 11; which said point is the point of beginning of the lot herein described and conveyed; thence turn an angle of 93 degrees to the left and run thence easterly along the South boundary of said lot heretofore conveyed to grantees 150 feet; thence turn an angle of 93 degrees to the right and run thence southerly 10 feet; thence turn an angle of 87 degrees to the right and run thence westerly and parallel with the South boundary of said lot heretofore conveyed grantees, 150 feet to the East line of Line Street; thence turn an angle of 93 degrees right and run thence northerly 10 feet to point of beginning.

PARCEL II:

Commence at the NW corner of the lot described above as Parcel One, and run thence easterly along the South boundary of the strip of land conveyed by quitclaim deed to grantees dated January 28, 1959, 12 feet to the SW corner of said strip of land described in said quitclaim deed; thence turn an angle of 93 degrees to the left and run thence southerly 12 feet; thence turn an angle of 93 degrees and run thence southerly by 10 feet; thence easterly to the SW corner of lot described as Parcel One above; thence northerly along the West line of sided Parcel One, 10 feet to the point of beginning.

PARCEL III:

For point of reference, begin at the intersection of the East right of way line of Line Street with the South line of Woods Ferry Road in the town of Columbiana, Alabama; thence south 12 degrees East along the East line of Line Street, 376 feet to the Southwest corner of L. H. Ellis lot, which SW corner of Ellis lot is 12.29 feet East of the curb line of Line Street; thence run South and parallel with the East curb line of Line Street a distance of 154.35 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 93 degrees to the left and run a distance of 150 feet; thence turn an angle of 93 degrees to the right and run a distance of 110 feet; thence turn an angle of 87 degrees to the right and run a distance of 150 feet to the East line of Line Street; thence turn an angle of 93 degrees to the right and run North along the East line of Line Street to the point of beginning. Situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 21 Range 1 West, Shelby County, Alabama.

PARCEL IV:

For point of reference, begin at the intersection of the East right of way line of Line Street with the South line of Woods Ferry Road in the Town of Columbiana, Alabama; thence South 12 degrees East along the East line of Line Street 376 feet to the SW corner of L. H. Ellis lot, which SW corner of Ellis lot is 12.29 feet East of the curb line of Line Street; thence run South and parallel with the East curve line of Line Street, a distance of 154.35 feet to the point of beginning of the lot herein conveyed, being the NW corner of the lot conveyed by grantors to grantees by deed dated January 17, 1959; thence turn an angle of 87 degrees right and run thence 12 feet, more or less to the east boundary of said paved street now designated as Arlington Street; thence southerly along the East boundary of said paved street and extension of the same 110 feet; thence turn an angle of 93 degrees to the left and run thence 12 feet more or less to the SW corner of said land described in said former deed from grantors to grantees; thence northerly along the West boundary of said land formerly conveyed grantees to point of beginning, subject to public street right of way, if any.



20090324000107550 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
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