


SEND TAX NOTICE TO:

Marion Edward White, Jr. and Sarah Joan White
1281 Highway 55
Wilsonville, AL 35186

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

902141


20090406000125000 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
04/06/2009 01:40:42PM FILED/CERT

Shelby County, AL 04/06/2009
State of Alabama

Deed Tax: \$60.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Sixty Thousand dollars & no cents (\$60,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Kenneth Wayne White and wife, Judy White** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Marion Edward White, Jr. and wife, Sarah Joan White** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

COMMENCE AT A REBAR IN PLACE BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 87° 10' 24" EAST ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 665.53 FEET TO A REBAR IN PLACE; THENCE PROCEED SOUTH 02° 31' 35" WEST FOR A DISTANCE OF 198.0 FEET TO A REBAR IN PLACE; THENCE PROCEED SOUTH 18° 39' 03" EAST FOR A DISTANCE OF 190.64 FEET TO A REBAR IN PLACE; THENCE PROCEED SOUTH 49° 22' 56" EAST FOR A DISTANCE OF 213.39 FEET TO A REBAR IN PLACE BEING LOCATED ON THE NORTHWESTERLY RIGHT-OF-WAY OF SHELBY COUNTY ROAD NO. 55; THENCE PROCEED SOUTH 41° 32' 03" WEST ALONG THE RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 304.77 FEET TO A REBAR IN PLACE; THENCE PROCEED SOUTH 42° 22' 34" WEST ALONG THE RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 86.29 FEET TO A REBAR IN PLACE, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT CONTINUE SOUTH 42° 22' 34" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 431.65 FEET (SET 1/2" REBAR); THENCE PROCEED NORTH 70° 24' 44" WEST FOR A DISTANCE OF 490.74 FEET (SET 1/2" REBAR) TO A POINT ON THE EASTERLY BOUNDARY OF A ALABAMA POWER COMPANY RIGHT-OF-WAY; THENCE PROCEED NORTH 00° 47' 36" WEST ALONG THE EASTERLY BOUNDARY OF SAID RIGHT-OF-WAY FOR A DISTANCE OF 334.93 FEET TO A REBAR IN PLACE; THENCE PROCEED SOUTH 87° 12' 55" EAST FOR A DISTANCE OF 401.21 FEET; THENCE PROCEED SOUTH 02° 47' 14" WEST FOR A DISTANCE OF 51.66 FEET; THENCE PROCEED SOUTH 87° 28' 36" EAST FOR A DISTANCE OF 172.80 FEET TO A REBAR IN PLACE; THENCE PROCEED SOUTH 61° 25' 51" EAST FOR A DISTANCE OF 212.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH AND THE NORTHEAST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

MEW *JW*

Subject to: (1) Taxes for the year 2009 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.


Subject to:

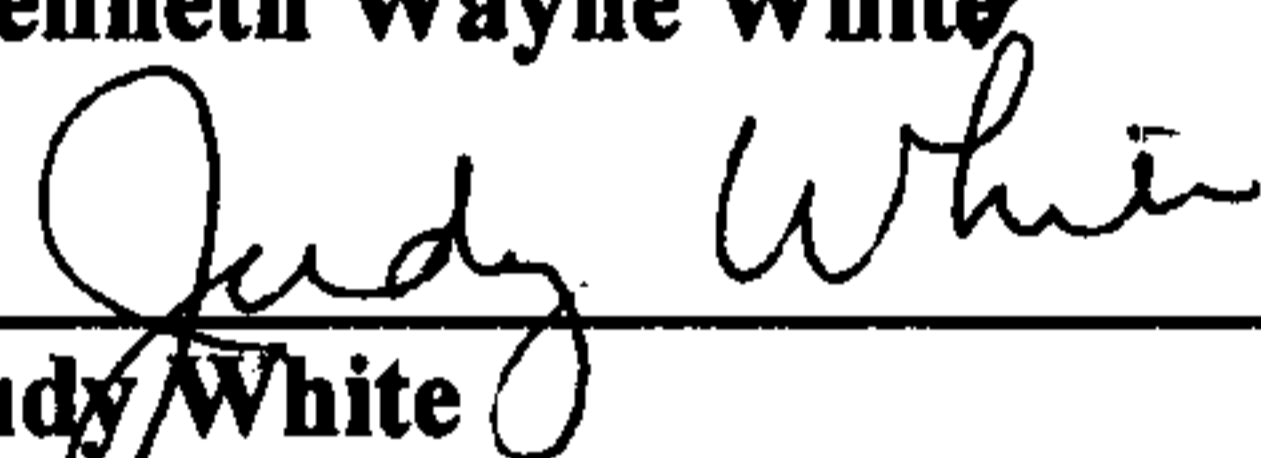
1. Real estate taxes for the year 2009 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Anything to the contrary notwithstanding, this policy, (policy to be issued if in a commitment), does not attempt to set out any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.
4. Alabama Power Company Easement 30' feet in width as depicted on that survey by James M. Ray, Reg. No.18383 dated Jan. 21, 2009.

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, 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **March 27, 2009**.

 (Seal)
 Kenneth Wayne White

 (Seal)
 Judy White

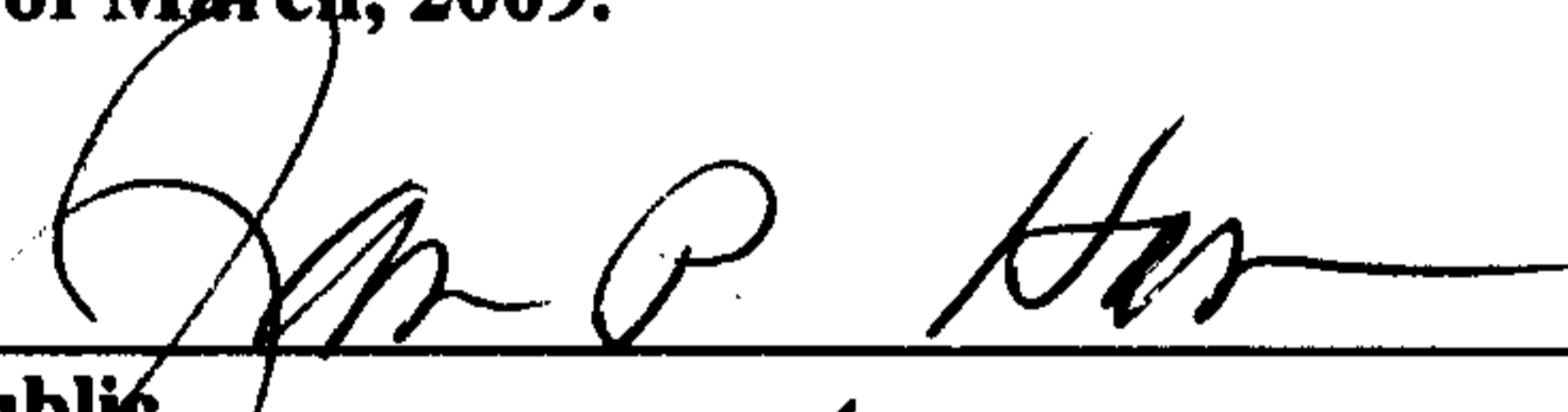
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, [UserInput as to Name of Notary], a Notary Public in and for said County, in said State, hereby certify that Kenneth Wayne White and wife, Judy White, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 27th day of March, 2009.


 Notary Public. (Seal)
 My Commission Expires: 3/28/2010