

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
William G. Brinks
1441 Highway 277
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$213,500.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Raymond C. Shackleford and his wife **Sue D. Shackleford**
Kinta M. Parker and her husband **Lee E. Shackleford**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

William G. Brinks and Carmen D. Brinks

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto

\$218,090.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2009 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 28th day of April, 2009.

Raymond C. Shackleford (Seal) Sue D. Shackleford (Seal)
Raymond C. Shackleford, by his attorney in fact Sue D. Shackleford
Kinta M. Parker by Lee E. Shackleford (Seal) Lee E. Shackleford (Seal)
Kinta M. Parker, by her attorney in fact Lee E. Shackleford

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Raymond C. Shackleford, by and through his attorney in fact Sue D. Shackleford, and Sue D. Shackleford, Lee E. Shackleford and Kinta M. Parker, by and through her attorney in fact Lee E. Shackleford, 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 Sue D. Shackleford, both individually and as attorney in fact for Raymond C. Shackleford, and Lee E. Shackleford, individually and as attorney in fact for Kinta M. Parker, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2009

Exhibit "A"

20090505000167080 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
05/05/2009 03:42:17 PM FILED/CERT

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

From the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run along the section line South 89 degree(s) 12 minute(s) 46 second(s) West (Alabama West Zone Grid Bearing), 291.99 feet to the point of beginning; from said point continue South 89 degree(s) 12 minute(s) 46 second(s) West, 80.77 feet to the Southeasterly Right-Of-Way of Southern Railroad; thence along said Right-Of-Way, South 32 degree(s) 10 minute(s) 25 second(s) West, 393.82 feet; thence South 57 degree(s) 40 minute(s) 51 second(s) East, 40.00 feet; thence South 32 degree(s) 10 minute(s) 25 second(s) West, 144.66 feet to the centerline of a creek; thence leaving said Right-Of-Way, run along the centerline of said creek, South 44 degree(s) 09 minute(s) 36 second(s) East, 15.62 feet; thence South 11 degree(s) 22 minute(s) 57 second(s) East, 56.57 feet; thence North 61 degree(s) 35 minute(s) 02 second(s) East, 20.47 feet; thence South 75 degree(s) 10 minute(s) 33 second(s) East, 29.55 feet; thence South 64 degree(s) 15 minute(s) 52 second(s) East, 87.74 feet; thence South 54 degree(s) 28 minute(s) 06 second(s) East, 58.68 feet; thence leaving said creek, run South 46 degree(s) 20 minute(s) 16 second(s) East, 68.61 feet; thence North 43 degree(s) 34 minute(s) 40 second(s) East, 268.61 feet; thence North 54 degree(s) 00 minute(s) 44 second(s) East, 63.24 feet; thence North 54 degree(s) 06 minute(s) 15 second(s) East, 178.53 feet; then North 00 degree(s) 03 minute(s) 31 second(s) West, 67.71 feet; thence North 48 degree(s) 32 minute(s) 19 second(s) West, 389.95 feet to the point of beginning.

ALSO:

An access easement from the existing public road, lying 20 feet either side of a centerline described as follows:

Commence at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama; thence run along the section line, South 89 degrees 12 minutes 46 seconds West, 235.40 feet to the centerline of Shelby County Highway 277, at the end thereof, for the point of beginning; thence South 42 degrees 04 minutes 29 seconds West, 19.33 feet to the point of ending.

Situated in Shelby County, Alabama.