

20090515000183640 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
05/15/2009 12:07:42 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Shelby County, AL 05/15/2009
State of Alabama
Deed Tax : \$37.00

Send Tax Notice to:
Amos Hosey & Louise Hosey

3024 Long Branch Drive
Galleria, Alabama
35040

STATE OF ALABAMA)
SHELBY COUNTY)

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Seven Thousand and No/100, (\$37,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Amos Hosey and Louise Hosey, (herein referred to as "GRANTEES"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Lot 228, according to the Survey of Long Branch Estates Phase II - Final Plat, as recorded in Map Book 36, Pages 93A & 93B, in the Probate Office of Shelby County, Alabama.

Parcel II

Lot 230, according to the Survey of Long Branch Estates Phase II - Final Plat, as recorded in Map Book 36, Pages 93A & 93B, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

All property south of the white painted line of Lot 230, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Pages 93A & 93B, in the Probate Office of Shelby County, Alabama.

The white painted line is painted on existing trees and has been in existence for over 20 years, being part of the property conveyed to David W. Blake by Quit Claim Deed recorded in 20090515000183630, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2009, not yet due and payable.
2. Subject to the outstanding statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on November 10, 2008. Said statutory right of redemption arises out of that certain foreclosure deed recorded in Instrument #20081113000438780 in the Office of the Judge of Probate of Shelby County, Alabama. Said rights to expire one (1) year from date of foreclosure, i.e. November 10, 2009.
3. Restrictions and Notes as shown by recorded map.
4. Building line(s) as shown by recorded map.
5. Easement(s) as shown by recorded map.
6. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
7. Restrictions appearing of record in Instrument 20040811000450550, in the Probate Office of Shelby County,

- Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Instrument 20050526000257590, in the Probate Office of Shelby County, Alabama.
 9. Right of way granted to Alabama Power Company by instrument recorded in Instrument 20050801000387500 in the Probate Office of Shelby County, Alabama.
 10. Easement to Alabama Power Company recorded in Instrument 2006020100052790, in the Probate Office of Shelby County, Alabama.
 11. Restriction appearing of record in Instrument 20061218000613530, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by David L. Williamson whose name as Senior Vice President and J. David Salter, Jr. whose name as Senior Vice President, have hereto set their signatures and seals, this 30th day of April, 2009.

BancorpSouth Bank

 (SEAL)

BY: David L. Williamson
ITS: Senior Vice President

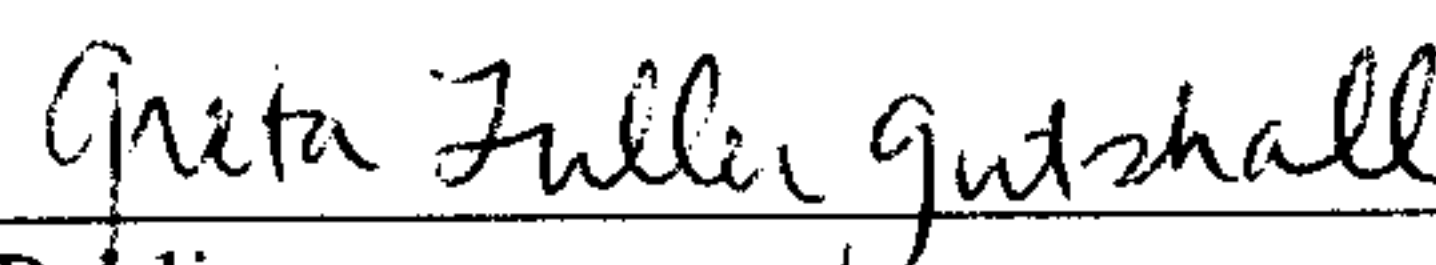
 (SEAL)

BY: J. David Salter, Jr.
ITS: Senior Vice President

STATE OF ALABAMA)
)
JEFFERSON COUNTY) CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in an for said County and State hereby certify that David L. Williamson whose name as Senior Vice President and J. David Salter, Jr. whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, 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 such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 30th day of April, 2009.



Notary Public
My commission expires: 2-7-10

[notarial seal]