

\$ 3,000.00
49

Shelby County, AL 06/09/2009

Send tax notice to:
Gregory Scott Butcke
Andrea Conwell Butcke
1819 Highway 42
Calera, AL 35040

State of Alabama
Deed Tax : \$3.00

This Instrument Prepared By:
Gilmer T. Simmons
Simmons & Simmons, P.C.
1163 Center Point Parkway
Suite 100
Birmingham, Alabama 35215

STATE OF ALABAMA
COUNTY OF SHELBY

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)



20090609000218800 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
06/09/2009 09:47:25 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

Gregory Scott Butcke and Andrea Conwell Butcke, husband and wife,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gregory Scott Butcke and Andrea Conwell Butcke,

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

The middle three acres of a parcel of land containing 11.45 acres, more or less, located in the E 1/3 of the NE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the NE corner of said Section 2; thence run W along the N line of said Section 2 a distance of 441.40 feet to the NW corner of the E 1/3 of said 1/4 1/4 section; thence turn left 92° 13' 56" along the W line of said E 1/3 a distance of 1146.80 feet to the N right of way of Shelby County Highway #42; thence turn left 92° 14' 30" along said right of way a distance of 442.64 feet to the E line of said Section 2; thence turn left 87° 49' 19" along said section line a distance of 1112.30 feet to the point of beginning.

Together with a fifteen foot wide easement along the eastern property line of the above property for ingress and egress, and for the installation of utility lines, from the said Highway #42 to the above described land. Said easement is nonexclusive, the owners of a parcel of land directly north of the above described parcel and conveyed this day to Gregory Scott Butcke and Pamela Gail Butcke also having a right to use this easement.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

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, I have hereunto set my hand and seal, this 8th day of June, 2009.

Gregory Scott Butcke (Seal)
Gregory Scott Butcke

Andrea Conwell Butcke (Seal)
Andrea Conwell Butcke

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gregory Scott Butcke** and **Andrea Conwell Butcke**, husband and wife, 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 the 8th day of June, 2009.

Pamela H. Laseter

Notary Public

My Commission expires: _____

PAMELA H. LASETER

NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUGUST 17, 2009