

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

Send Tax Notice To: James H. Levinson
~~631 Smokehouse Road~~ 80 High Mesa Cir.
Alabaster, AL 35007
Chelsea 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Thirty Four Thousand dollars and Zero cents (\$34,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lindsay Lide, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto James H. Levinson and Mariella W. Levinson (herein 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 AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years. subject property w/o part of the homestead of the grantor or her spouse

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.

(\$29,000.00) 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 27th day of May, 2009.

| | |
|--------------|--|
| _____ (Seal) | <u>Lindsay Lide</u> (Seal) Lindsay Lide |
| _____ (Seal) | _____ (Seal) |
| _____ (Seal) | _____ (Seal) |
| | _____ (Seal) |

STATE OF ALABAMA

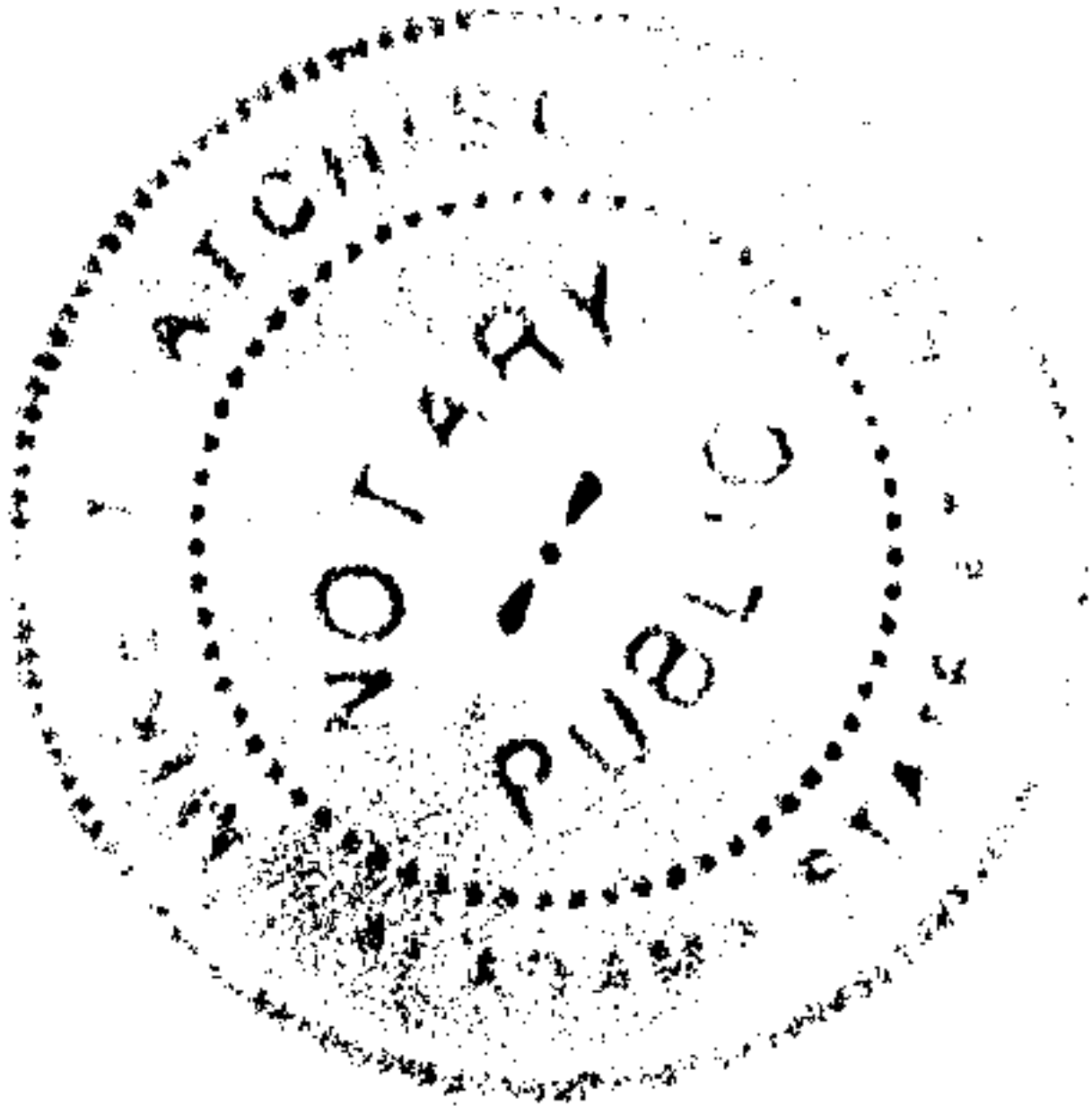
} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lindsay Lide 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 27th day of May 2009.

[Signature]
Notary Public
My Commission Expires: 10/16/2012

Shelby County, AL 06/11/2009
State of Alabama
Deed Tax : \$5.00



20090611000222560 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/11/2009 09:16:48 AM FILED/CERT

EXHIBIT A

A parcel of land located in the SE 1/4 of the SE ¼ of Section 14 and a parcel of land located in the NE ¼ of the NE ¼ of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of said Section 14, thence in a westerly direction, along the South line of said Section 14, a distance of 400.38 feet; thence 59 degrees 23 minutes 03 seconds right, in a northwesterly direction, a distance of 92.96 feet; thence 59 degrees 23 minutes 03 seconds left, in a westerly direction a distance of 271.40 feet; said point being the point of beginning; continue along said line in a westerly direction a distance of 169.50 feet; thence 94 degrees 22 minutes 10 seconds left, in a southwesterly direction a distance of 186.49 feet to the northeasterly right of way line of Shelby County Highway 12; thence 66 degrees 35 minutes 45 seconds left, in a southeasterly direction, along said right of way line, a distance of 73.5 feet; thence turn an angle to the left 90degrees 32 minutes 56 seconds and run in a northerly direction 249 feet to the point of beginning. Said property located in Shelby County, Alabama.

