

This instrument was prepared by:

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Send Tax Notice to:



20090714000270900 1/2 \$84.00
Shelby Cnty Judge of Probate, AL
07/14/2009 04:07:33 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY THOUSAND DOLLARS and no/100 (\$70,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

LARRY & WAYNE PROPERTIES, LLC

(herein referred to as **grantor**) grant, bargain, sell and convey unto,

LEONARD M. AND NORMA JEAN MATTOX

(herein referred to as **grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2009 and subsequent years.

\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

Deed performed without benefit of title and description provided by the grantee(s).

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of July 2009.

Larry & Wayne Properties, LLC

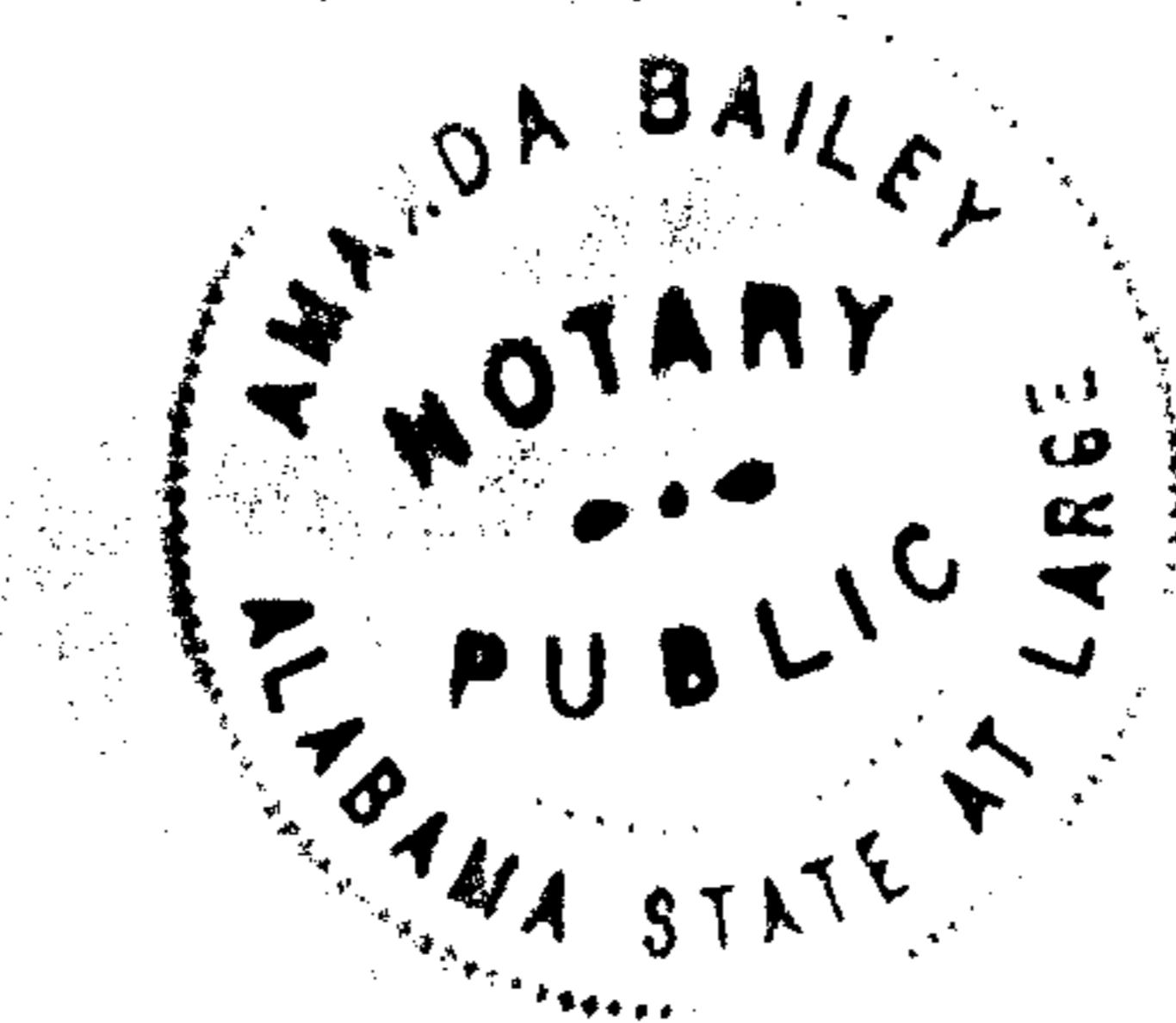
Larry Guy, as its Member

Wayne Horton, as its Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Larry Guy and Wayne Horton**, whose names are signed to the foregoing conveyance as Members of **Larry & Wayne Properties, LLC**, 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 2nd day of July 2009.



Amanda Bailey
Notary Public

My commission expires: 9/25/2012

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

File No.: S-09-17787

Commitment No.: C-S-09-17787

EXHIBIT A

Lot 2, according to the recorded map of WEAVER FARMS, as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.

Also, a parcel of land lying in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 611.49 feet to a point on the East right of way of the Old L & N Railroad spur; thence turn left 108 degrees 22 minutes 59 seconds and run Southeast along said right of way 743.01 feet to the point of beginning; thence continue last course 62.70 feet; thence turn left 106 degrees 52 minutes 52 seconds and run Northeast 230.73 feet to a point on the West right of way of Shelby County Highway #47; thence turn left 82 degrees 40 minutes 21 seconds and run Northwest along said highway right of way 60.49 feet; thence turn left 97 degrees 19 minutes 39 seconds and run Southwest 220.24 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Amos Cory, P.L.S., #10550, dated March 21, 1988.

Together with all rights acquired by Weaver Land Co. by virtue of permit by and between Alabama Gas Corporation and Weaver Land Co., dated February 13, 1989, recorded in Real Record 226, Page 469, in Probate Office.

Shelby County, AL 07/14/2009
State of Alabama
Deed Tax : \$70.00

**STEWART TITLE
GUARANTY COMPANY**