

This instrument was prepared by:
James G. Alston, Sr.
210 Pinehill Drive
Columbiana, AL 35051

Send Tax Notice James G. Alston Sr.
To:

210 Pinehill Drive
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Ten Thousand dollars and Zero cents (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **James G. Alston Sr. and wife, Sandra Alston** (herein referred to as grantors) do grant, bargain, sell and convey unto **James G. Alston Sr. and Sandra Alston** (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.

*Sandra Alston and Sandra J. Lucas are one in the same person.

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, we have hereunto set our hands and seals, this 22 day of January, 2010.

_____ (Seal)	<u>Sandra Alston</u> (Seal) Sandra Alston
_____ (Seal)	<u>James G. Alston Sr.</u> (Seal) James G. Alston Sr.
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Sandra Alston and husband, James G. Alston Sr.** whose name **s 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 22nd day of January, 2010.

Kathryn J. Davis
Notary Public


20100201000029790 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
02/01/2010 08:34:55 AM FILED/CERT

Shelby County, AL 02/01/2010
State of Alabama
Deed Tax : \$10.00


20100201000029790 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
02/01/2010 08:34:55 AM FILED/CERT

EXHIBIT A

A part of the Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of Section 24, Township 21 South, Range 1 West, more particularly described as follows: to-wit:

Commencing at the Northeast corner of the said Southeast quarter of the Southwest quarter (SE1/4 of SW1/4) of Section 24, Township 21 South, Range 1 West, and run along the North line of said forty acres, South 89°00' West for a distance of 808.0 feet; thence turn an angle of 90°00' to the left and run South 1°00' East along the East side of Moon and Rabren and Fulton lots for a distance of 610.0 feet to the point of beginning of the lot herein described and conveyed; thence turn an angle of 90°00' to the right and run South 89°00' West along the South boundary of said Fulton lot for a distance of 208.4 feet thence turn an angle of 90°00' to the left and run South 1°00' East for a distance of 50.0 feet; thence turn an angle of 90° to the right and run South 89°00' West for a distance of 54.4 feet; thence turn an angle of 90°00' to the left and run South 1°00' East for a distance of 95.0 feet to the Northwest corner of the Edwin L. Joiner and Martha B. Joiner lot as described in that deed recorded in the Probate Office of Shelby County, Alabama in deed book 225 at page 334; thence turn an angle of 90°00' to the left and run thence North 89°00' East along the North boundary of said Joiner lot for a distance of 262.80 feet; thence turn an angle of 90°00' to the left and run thence North 1°00' West for a distance of 145.0 feet to the point of beginning. Said Lot fronting on Pine Hill Drive.