

Send Tax Notice to:  
Michael Dan Washington and  
Pamela N. Washington  
2566 Highway 71  
Shelby, AL 35143

30,000 pw

This instrument was prepared by  
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
(Address) COLUMBIANA, ALABAMA 35051

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

STATE OF ALABAMA                    )  
SHELBY COUNTY                    )    KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 (\$1.00), resolution of estate matter, and other good and valuable consideration to the undersigned grantor or grantors, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I or We, **MICHAEL DAN WASHINGTON and wife, PAMELA N. WASHINGTON, KATHY D. ALTMAN, a married woman, CHARLES RAYMOND WASHINGTON, a married man, JERRY LEE WASHINGTON, SR., an unmarried man, SANDY LYNN DOSTER, a married woman, JACKIE RAY WASHINGTON, JR., an unmarried man, and CRYSTAL B. WASHINGTON, an unmarried woman** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **MICHAEL DAN WASHINGTON and wife, PAMELA N. WASHINGTON** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East; thence run North along the East line of said 1/4 - 1/4 Section a distance of 212.79 feet; thence turn an angle of 79 deg. 00 min. to the left and run a distance of 302.48 feet to a point on the Southeast right-of-way line of Shelby County Highway No. 71; thence turn an angle of 50 deg. 36 min. to the left and run along said right-of-way a distance of 56.70 feet; thence turn an angle of 4 deg. 47 min. to the left and continue along said right-of-way a distance of 30.95 feet to the point of beginning; thence continue in the same direction along said right-of-way a distance of 77.21 feet; thence turn an angle of 51 deg. 51 min. to the left and run a distance of 172.10 feet to contour line elevation 397.00 feet; thence turn an angle of 70 deg. 36 min. to the left and run along said contour line a distance of 84.75 feet; thence turn an angle of 94 deg. 25 min. to the left and run a distance of 87.27 feet; thence turn an angle of 44 deg. 00 min. to the left and run a distance of 79.21 feet; thence turn an angle of 27 deg. 00 min. to the right and run a distance of 94.55 feet to the point of beginning. Situated in the SW 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East, St. Stephens Meridian, Shelby County, Alabama.

Commence at the Southeast corner of the SW 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East; thence run North along the East line of said 1/4 - 1/4 Section a distance of 212.79 feet; thence turn an angle of 79 deg. 00 min. to the left and run a distance of 302.48 feet to a point on the Southeast right-of-way line of Shelby County Highway No. 71; thence turn an angle of 50 deg. 36 min. to the left and run along said right-of-way a distance of 56.70 feet; thence turn an angle of 4 deg. 47 min. to the left and continue along said right-of-way a distance of 30.95 feet; thence turn an angle of 53 deg. 52 min. to the left and run a distance of 94.55; thence turn an angle of 27 deg. 00 min. to the left and run a

Shelby County, AL 02/23/2010

State of Alabama  
Deed Tax : \$30.00



distance of 79.21 feet to the point of beginning; thence turn an angle of 4 deg. 21 min. 42 sec. to the left and run a distance of 10.58 feet; thence turn an angle of 39 deg. 10 min. 42 sec. to the right and run a distance of 76.52 feet; thence turn an angle of 86 deg. 03 min. 14 sec. to the right and run a distance of 20.66 feet; thence turn an angle of 103 deg. 09 min. 07 sec. to the right and run a distance of 87.27 feet to the point of beginning. Situated in the SW 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East, St. Stephens Meridian, Shelby County, Alabama.

Subject to easements and rights-of-way of record.

Frank Isom Washington, Jr. died on April 28, 2009. Virgie Louise Washington died on September 13, 2005 while married to Frank Isom Washington, Jr. The grantors, with the exception of Pamela N. Washington, are all of the children, or children of deceased children, of Frank Isom Washington, Jr. and/or Virgie Louise Washington. Jackie Ray Washington is the only child of Frank Isom Washington, Jr. and/or Virgie Louise Washington who is now deceased, and he died in February 2008. His only children are grantors Sandy Lynn Doster, Jackie Ray Washington, Jr., and Crystal B. Washington.

The above described property does not constitute any part of the homestead of the grantors or their spouses, except for grantors Michael Dan Washington and wife, Pamela N. Washington.

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 (we) have hereunto set our hands and seals this 11<sup>th</sup> day of Feb., 2010.

Michael D. Washington  
Michael Dan Washington

Pamela N. Washington  
Pamela N. Washington

Kathy D. Altman  
Kathy D. Altman

Charles Raymond Washington  
Charles Raymond Washington



20100223000054100 3/5 \$59.00  
Shelby Cnty Judge of Probate, AL  
02/23/2010 01:53:01 PM FILED/CERT

Jerry Lee Washington, Sr.  
Jerry Lee Washington, Sr.

Sandy Lynn Doster  
Sandy Lynn Doster

Jackie Ray Washington, Jr.  
Jackie Ray Washington, Jr.

Crystal B. Washington  
Crystal B. Washington

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Dan Washington and wife, Pamela N. Washington, 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 11<sup>th</sup> day of Feb., 2010.

Carlone R. Hadaway  
Notary Public  
My Commission Expires: \_\_\_\_\_

My Commission Expires Dec 1, 2013

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy D. Altman, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of Feb., 2010.

Carlone R. Hadaway  
Notary Public  
My Commission Expires: \_\_\_\_\_

My Commission Expires Dec 1, 2013

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Raymond Washington, a married man, 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 executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 17<sup>th</sup> day of Feb.,  
2010.

Thom C. Bryant

Notary Public

My Commission Expires: 10/15/13

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that Jerry Lee Washington, Sr., an  
unmarried man, 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 executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of Feb.,  
2010.

Dentise Caggins

Notary Public

My Commission Expires: July 8, 2013

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 8, 2013  
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that Sandy Lynn Doster, a married woman,  
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, she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of Feb  
2010.

Dentise Caggins

Notary Public

My Commission Expires: July 8, 2013

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 8, 2013  
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that Jackie Ray Washington, Jr., an  
unmarried man, 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 executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of Feb.,  
2010.


Dentise Caggins

Notary Public

My Commission Expires: July 8, 2013


NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 8, 2013  
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL

STATE OF ALABAMA  
SHELBY COUNTY

  
20100223000054100 5/5 \$59.00  
Shelby Cnty Judge of Probate, AL  
02/23/2010 01:53:01 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Crystal B. Washington, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of Feb, 2010.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC OF THE STATE OF ALABAMA  
MY COMMISSION EXPIRES ON JULY 6, 2013  
DONOR: THE ALABAMA JUDICIAL SYSTEM