

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

Send Tax Notice To: John Mark Ford  
P. O. Box 614  
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifteen Thousand dollars and Zero cents (\$15,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Russell Murer and wife, Kathryn C. Murer (herein referred to as grantors) do grant, bargain, sell and convey unto John Mark Ford and Charlene Ford (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 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 22nd day of February, 2010.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
John Russell Murer (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
Kathryn C. Murer (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Shelby County, AL 02/24/2010  
State of Alabama  
Deed Tax : \$15.00

\_\_\_\_\_  
(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 John Russell Murer and wife Kathryn C. Murer 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 22<sup>nd</sup> day of February, 2010.

My Commission Expires: 10-16-12

\_\_\_\_\_  
Notary Public

20100224000055880 1/2 \$29.00  
Shelby Cnty Judge of Probate, AL  
02/24/2010 02:24:16 PM FILED/CERT

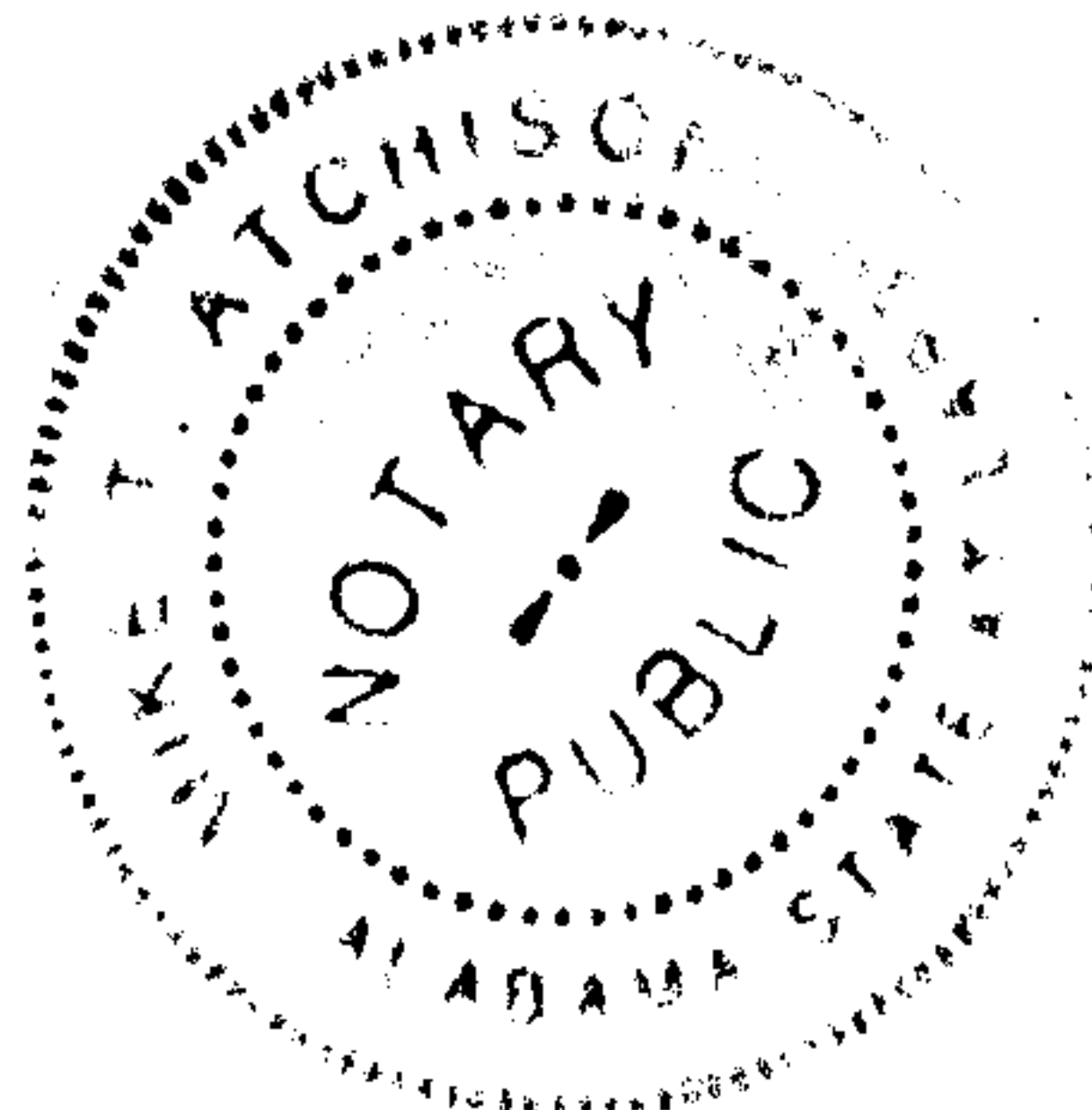


EXHIBIT A

A parcel of land being a part of Lot 2 of Murer Family Subdivision, as recorded in Map Book 40, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:  
Begin at the NE corner of above said Lot 2, said point being the point of beginning; thence South 00 degrees 00 minutes 00 seconds East, a distance of 420.00 feet ; thence North 88 degrees 16 minutes 28 seconds West a distance of 106.03 feet; thence North 00 degrees 00 minutes 00 seconds a distance of 420.00 feet; thence South 88 degrees 16 minutes 28 seconds East, a distance of 106.03 feet to the point of beginning.

ALSO, a 20-foot easement for the purpose of ingress, egress and utilities described as follows:  
Commence at the NW corner of Section 9, Township 20 South, Range 1 East; thence run South along said section line a distance of 525.17 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds left and run a distance of 721.00 feet; thence turn an angle of 88 degrees 16 minutes 28 seconds right and run a distance of 400.00 feet to the point of beginning; thence run West, 20 foot North of and parallel to South line of said parcel, to the East right of way of Hwy.55, being the end of said easement.

According to the survey of Rodney Y. Shiflett, Al. Reg. No. #21784, dated December 18, 2009.

