

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

Send Tax Notice To: Donald Shirley
142 Liberty Road
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20100420000120810 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
04/20/2010 03:29:04 PM FILED/CERT

That in consideration of Ninety Thousand dollars and Zero cents (\$90,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roger Eiland and wife Robin C. Eiland (herein referred to as grantors) do grant, bargain, sell and convey unto Donald Shirley and Lynette Shirley (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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$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 20th day of April, 2010.

(Seal) Roger Eiland (Seal)

(Seal) Robin C. Eiland (Seal)

(Seal) _____ (Seal)

Shelby County, AL 04/20/2010

State of Alabama
Deed Tax : \$90.00

(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Eiland and Robin C. Eiland 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 20th day of April, 2010.

Notary Public

My Commission Expires: 10-16-12



EXHIBIT A

Commence at the SE corner of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 39 minutes 18 seconds West, a distance of 829.93 feet to the POINT OF BEGINNING; thence North 01 degree 54 minutes 06 seconds East a distance of 501.59 feet to a point on the southerly R.O.W. line of Shelby County Highway 439, 60' R.O.W.; thence South 48 degrees 14 minutes 34 seconds West and along said R.O.W. line, a distance of 148.00 feet to the beginning of a curve to the left, having a radius of 1670.00, a central angle of 11 degrees 14 minutes 33 seconds and subtended by a chord which bears South 42 degrees 37 minutes 18 seconds West, and a chord distance of 327.16 feet; thence along the arc of said curve and said R.O.W. line, a distance of 327.68 feet; thence South 37 degrees 00 minutes 02 seconds West and along said R.O.W. line, a distance of 74.40 feet; thence South 18 degrees 48 minutes 04 seconds East and leaving said R.O.W. line, a distance of 360.68 feet; thence North 49 degrees 14 minutes 38 seconds East, a distance of 365.84 feet to the POINT OF BEGINNING.

According to the survey of Rodney Y. Shiflett, Al. Reg. #21784, dated November 3, 2009.

