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Shelby Cnty Judge of Probate, AL  
07/07/2010 10:34:35 AM FILED/CERT

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Jack Graves**  
*1910 Pawnee DR*  
*INDIAN SPRINGS AL 35124*

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

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FOUR THOUSAND EIGHT HUNDRED AND NO/00 DOLLARS (\$4,8000.00)**, 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, **Melvin Jack Dean and wife Verna Mae Dean** (herein referred to as *Grantor*) grant, bargain, sell and convey unto **Jack L. Graves and Lila V. Graves** (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

*Commence at the NE corner of the SE ¼ of the NE ¼ of Section 29, Township 19 South, Range 2 West, thence run West along the North line of the SE ¼ of the NE ¼ for a distance of 305.8 feet to a POINT OF BEGINNING. At this point of beginning, turn an angle to the left of 91 degrees 22 minutes 30 seconds and run a distance of 278.68 feet; thence turn an angle to the right of 91 degrees 23 minutes 30 seconds and run a distance of 25 feet; thence turn an angle to the right of 88 degrees 36 minutes 30 seconds and run a distance of 278.68 feet; thence turn an angle to the right of 88 degrees 37 minutes 30 seconds and run a distance of 25 to the POINT OF BEGINNING. This parcel subject to a 25 foot semi-circular County Road Right-of-Way at the extreme south property line.*

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2010.
- 2. Easements, restrictions, rights of way, and permits of record.

**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, 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 22 day of June, 2010.

*Melvin Jack Dean*  
Melvin Jack Dean      *Verna Mae Dean*  
Verna Mae Dean

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Melvin Jack Dean and wife Verna Mae Dean**, 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 22 day of June, 2010.

*Sharon Agel*  
Notary Public  
My Commission Expires: 6/1/2014