

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:
Douglas Wayne Epperson
1794 Hwy 26
ABABASTER, AL
35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, 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, **DOUGLAS WAYNE EPPERSON and wife, THERESA L. EPPERSON**, (herein referred to as *Grantor*) grant, bargain , sell and convey unto **DOUGLAS WAYNE EPPERSON and wife, THERESA L. EPPERSON** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit "A" for legal description, which is incorporated herein by reference.

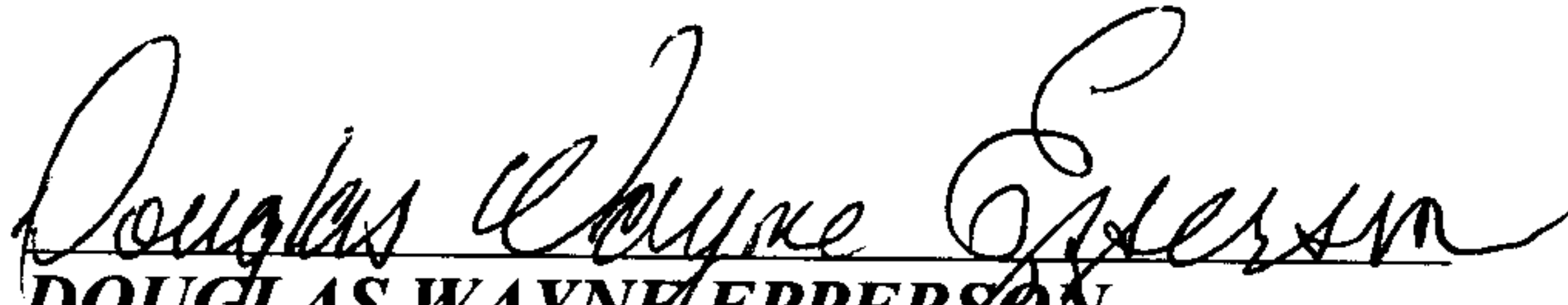
SUBJECT TO:

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 13th day of July, 2010.

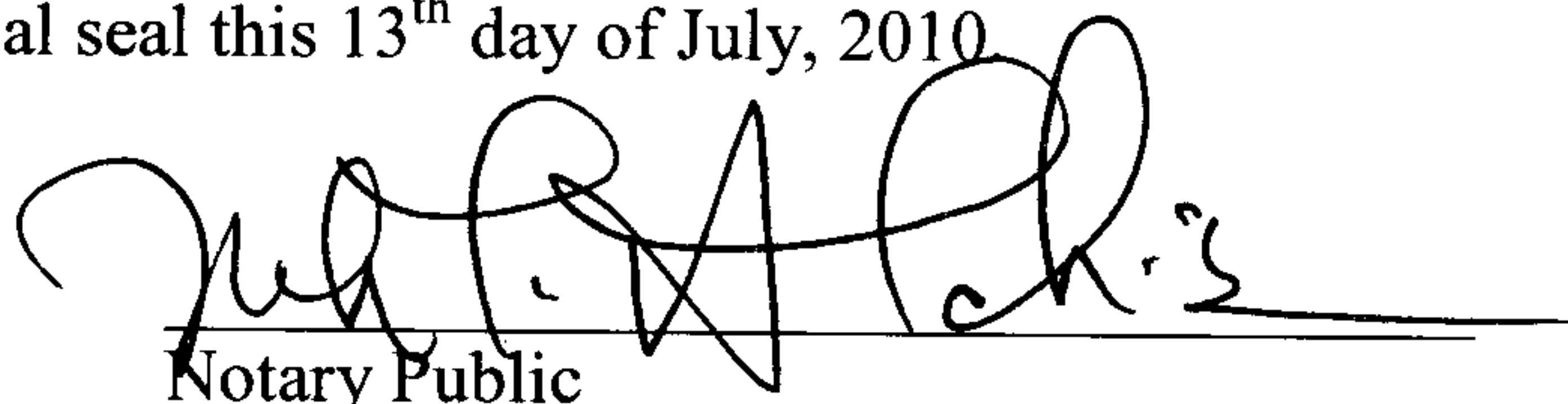

DOUGLAS WAYNE EPPERSON


THERESA L. EPPERSON

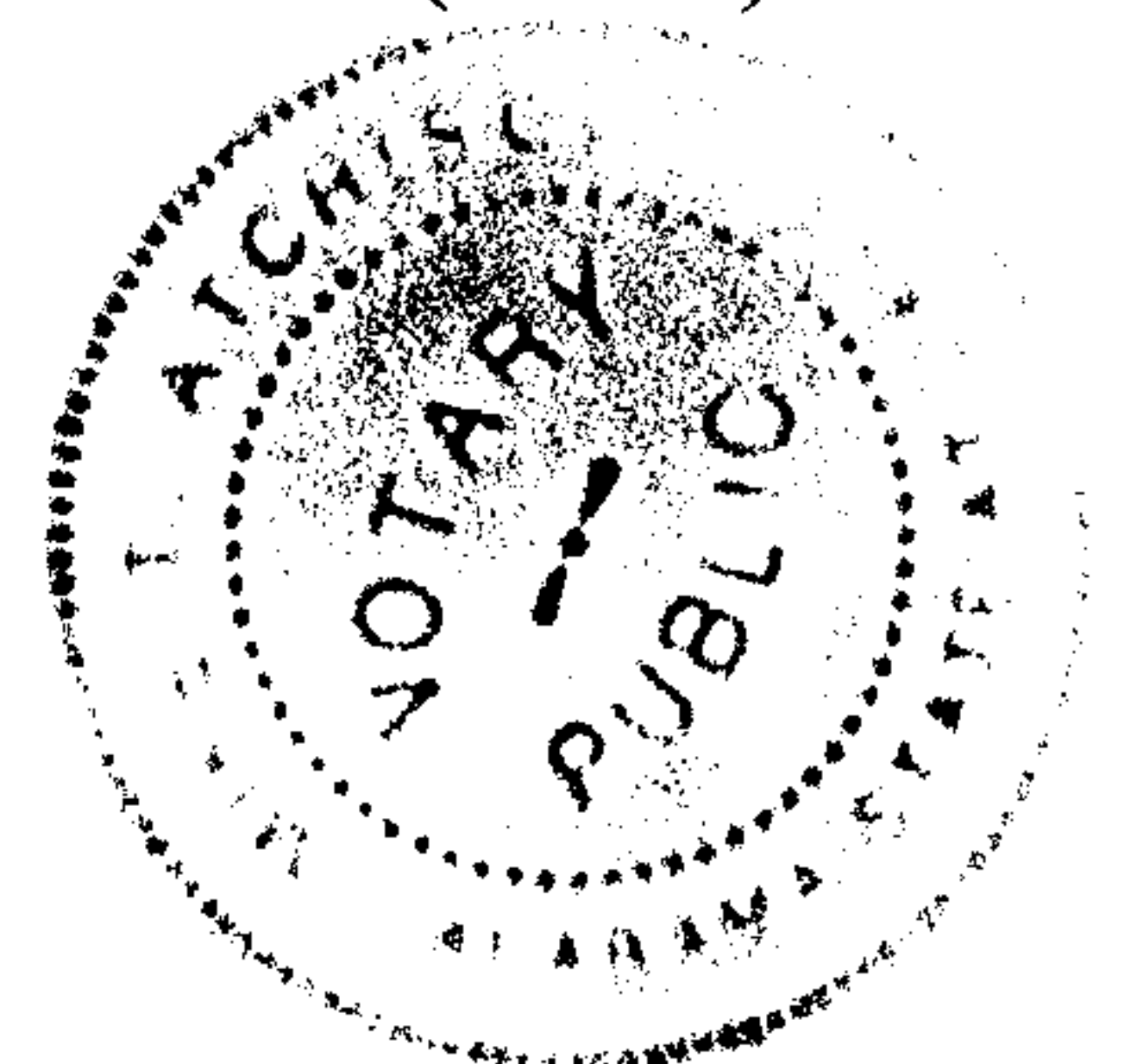
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **DOUGLAS WAYNE EPPERSON and wife, THERESA L. EPPERSON**, 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 13th day of July, 2010


Notary Public
My Commission Expires: 10/16/2012

(SEAL)



Shelby County, AL 07/13/2010
State of Alabama
Deed Tax : \$5.00



20100713000222510 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/13/2010 02:27:26 PM FILED/CERT

EXHIBIT A

All that part lying south of the Columbiana-Saginaw Highway of the following lands:

The Southeast quarter of the Northwest quarter (SE1/4 of NW1/4), and eight acres in the Southwest quarter of the Northwest quarter (SW1/4 of NW1/4) of Section 16, Township 21, Range 2 West, said eight acres being described as follows: "Beginning at a point 110 yards West of the Southeast corner of said SW1/4 of NW1/4, running thence East 110 yards to the said Southeast corner; run thence North, along the East line of said forty, 440 yards to the South boundary of the Columbiana-Saginaw Highway; thence run West along the South boundary of said Highway 66 yards; thence run in a Southwesterly direction to said point of beginning." The lands conveyed herein contain 14 acres, more or less.

LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED BY DEED RECORDED IN INSTRUMENT #20091218000462990, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



20100713000222510 2/2 \$20.00
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