

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jeffery L. Doss
6704 Hwy 26
Columbiana, AL 35051

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/100 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,

JOHNNIE DOSS PAGE, an unremarried widow

(herein referred to as grantor) grant, bargain , sell and convey unto,

JEFFERY L. DOSS and DORIS J. DOSS

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SW corner of the SE ¼ of the SE ¼ of the NE ¼ of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 00 minutes 00 seconds East, a distance of 436.94 feet to the point of beginning; thence continue along the last described course, a distance of 530.25 feet; thence North 76 degrees 28 minutes 07 seconds East, a distance of 170.18 feet; thence South 01 degrees 09 minutes 00 seconds East, a distance of 151.24 feet; thence North 76 degrees 41 minutes 43 seconds East, a distance of 35.01 feet; thence South 10 degrees 41 minutes 25 seconds East a distance of 350.96 feet; thence South 72 degrees 57 minutes 41 seconds West, a distance of 279.96 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated July 7, 2010.

LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO GRANTEES HEREIN BY DEED RECORDED IN INSTRUMENT #1999-11744, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

Subject to taxes for 2010 and subsequent years, 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 9th day of August, 2010.

Johnnie Doss Page
Johnnie Doss Page

Shelby County, AL 08/16/2010
State of Alabama
Deed Tax : \$5.00

20100816000261300 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/16/2010 01:32:46 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

JOHNNIE DOSS PAGE

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2010.



Notary Public

My Commission Expires: 10/16/2012



20100816000261300 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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