

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

Send Tax Notice To: Clarence Wayne Ogle
143 Autry Lane
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



20101029000362840 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
10/29/2010 11:20:41 AM FILED/CERT

That in consideration of One Hundred Twenty Six Thousand dollars and Zero cents (\$126,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marvin G. Autry Sr., a single man (herein referred to as grantors) do grant, bargain, sell and convey unto Clarence W. Ogle and Donna J. Ogle (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SE corner of Section 27, Township 19 South, Range 1 West, thence run North 00 degrees 00 minutes 00 seconds East for 270.98 feet; thence run North 90 degrees 00 minutes 00 seconds West for 1957.94 feet to the POINT OF BEGINNING; thence run North 30 degrees 40 minutes 48 seconds West for 152.23 feet, more or less to a point 15-feet southeasterly of the centerline of Teen Town Road; thence run South 59 degrees 45 minutes 48 seconds East for 185.00 feet, more or less to a point; thence run North 34 degrees 35 minutes 54 seconds East for 77.06 feet to the POINT OF BEGINNING.

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.

\$102,366.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$26,000.00 of the above recited purchase price was paid from a second mortgage loan closed simultaneously herewith.

Marvin G. Autry Sr. and M.G. Autry, Sr. are one and the same person.

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, I have hereunto set my hand and seal, this 23rd day of September, 2010.

(Seal)

Marvin G. Autry Sr.
Marvin G. Autry Sr

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Marvin G. Autry Sr 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2010.

My commission expires: 10/16/2012

Mike T. Atchison
Mike T. Atchison, Notary Public

