

\$ 22,000.00

THIS INSTRUMENT WAS PREPARED BY:
J. PERRY MORGAN
BLACK & MORGAN, L.L.C.
3430 Independence Drive, Suite 120
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Mr. & Mrs. James E. Mosier
1010 Highway 277
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the undersigned, James E. Mosier, a/k/a James Ellis Mosier, and wife, Patricia A. Mosier (hereinafter "Grantors"), do each hereby grant, bargain, sell and convey unto James E. Mosier and wife, Patricia A. Mosier, as **Joint Tenants with Rights of Survivorship** (hereinafter, "Grantees"), their interests in and to the following described real property situated in Shelby County, Alabama, together with all improvements located thereon:

Parcel A

A parcel or tract of land located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 4 West, being more particularly described as follows: Start at the Northeast corner of said forty and run thence in a Westerly direction along the North boundary line of said forty a distance of 110.79 feet to a point; run thence in a Southerly direction and parallel to the East boundary of said forty a distance of 1331.30 feet, more or less, to a point on the South boundary of said forty; run thence in an Easterly direction along the South boundary of said forty a distance of 110.56 feet to a point; run thence in a Northerly direction along the East boundary line of said forty a distance of 1331.30 feet to the point of beginning.

Parcel B

All property lying North of the Mosier Road, being a part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 27, Township 20 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run Westerly along North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 110.79 feet to point of beginning; thence run Southerly and parallel to the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 1331.30 feet, more or less, to a point on the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run Westerly along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 110.56 feet; thence to right of 90° 27" and run in a Northerly direction 1331.83 feet to a point on the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run Easterly along the North boundary of said quarter-quarter section 110.79 feet to the point of beginning.

James E. Mosier and James Ellis Mosier are one and the same person.

This conveyance is made subject to all existing easements, restrictions, rights of way, taxes for future years, and matters of public record as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

The life estate reserved to Mabel Angeline Mosier Smitherman in the above described property and referenced in that certain deed recorded in Deed Book 287, Page 599 and in that certain deed recorded in Book 292, Page 366, and in that certain Agreement Relative to Life Estate recorded in Book 14, Page 824, and in that certain deed recorded in Book 295, Page 244, and in that certain deed recorded in Book 301, Page 540, all of said instruments having been recorded in the Office of the Judge of Probate of Shelby County, Alabama was extinguished by the death of Mabel Angeline Mosier Smitherman on September 10, 2002.

This deed was prepared without the benefit of a title search. The legal descriptions appearing in this deed were provided to the deed preparer by the Grantors, and the deed preparer assumes no responsibility or liability for the accuracy of said legal descriptions.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto anywise belonging unto the said Grantees, their heirs and assigns forever, and Grantors do hereby bind themselves, their successors and assigns to warrant and forever defend all and singular the said property unto the said Grantees, their heirs and assigns against every person whomsoever lawfully claiming the same, or any part thereof.



20101203000404450 1/2 \$38.00
Shelby Cnty Judge of Probate, AL

12/03/2010 11:29:59 AM FILED/CERT

Shelby County, AL 12/03/2010
State of Alabama
Deed Tax: \$22.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 1st day of December, 2010.

James E. Mosier
JAMES E. MOSIER

Patricia A. Mosier
PATRICIA A. MOSIER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, J. Perry Morgan, a Notary Public in and for said County, in said State, hereby certify that James E. Mosier and wife, Patricia A. Mosier, whose names are subscribed on the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of DECEMBER, 2010.

J. Perry Morgan (SEAL)
Notary Public
My Commission Expires: 2/01/13

