

This instrument was prepared by:  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 306  
Birmingham, AL 35209

Send Tax Notice To:  
April Dison  
741 Fox Valley Farms  
Alabaster, AL 35114

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

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

That in consideration of \$130,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Joyce Bailey Godwin, a married woman, as devisee under the Will of James O. Bailey, deceased Case No. PR 2008-000436 in the Probate Court of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto April Dison and Daniel McNess Smith, II (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$126,704.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 31st day of January, 2011.

This property is not the homestead of the  
Grantor nor the Grantor's Spouse.

*JH*

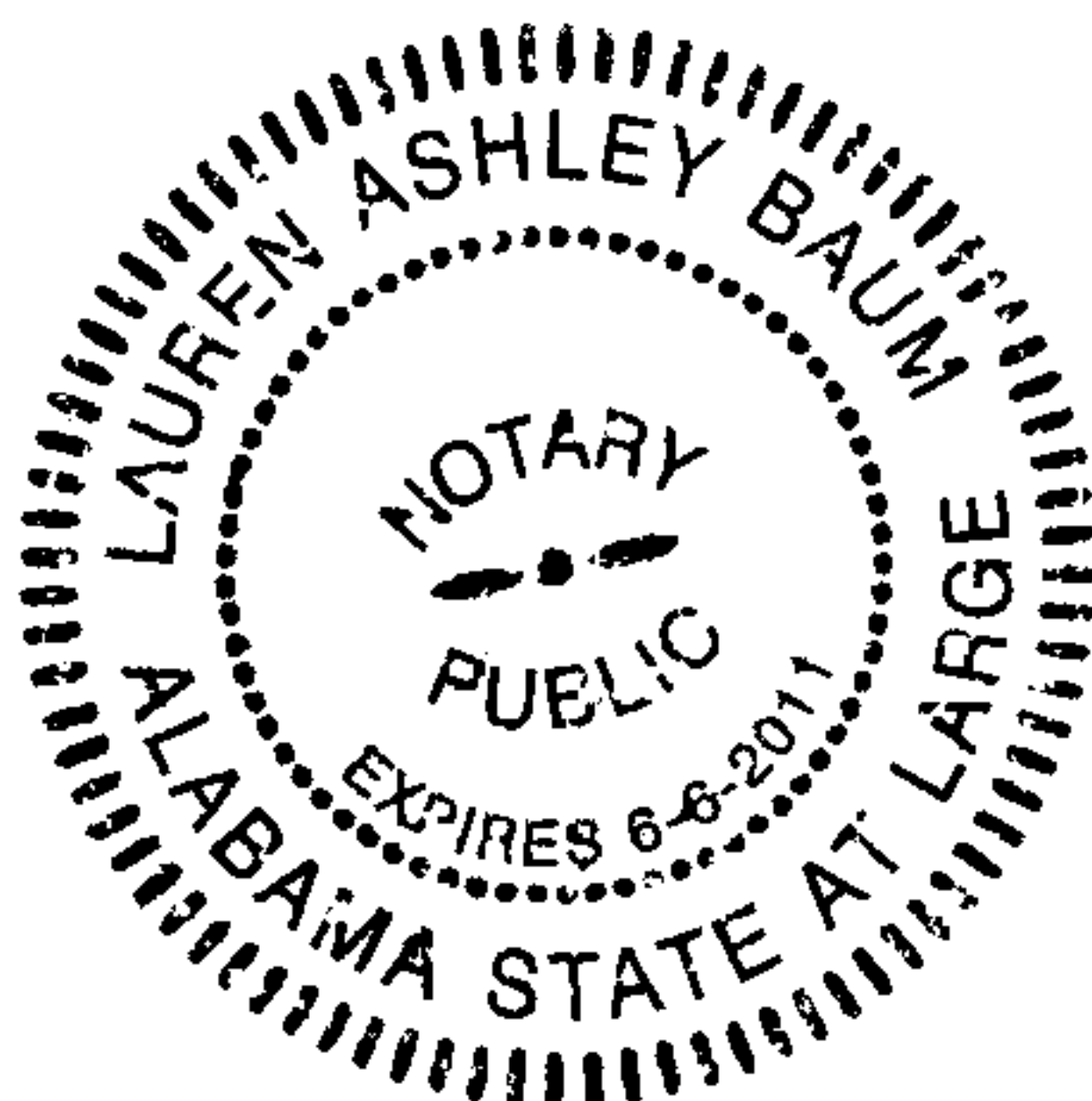
*Joyce Bailey Godwin*  
Joyce Bailey Godwin

State of Alabama  
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Joyce Bailey Godwin, a married woman, as devisee under the Will of James O. Bailey, deceased Case No. PR 2008-000436 in the Probate Court of Shelby County, Alabama, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 31st day of January, 2011.

*Lauren Ashley Baum*  
Notary Public  
Commission Expires: 06/06/11



Shelby County, AL 02/07/2011  
State of Alabama  
Deed Tax: \$3.50



20110207000043520 2/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
02/07/2011 01:00:47 PM FILED/CERT

## EXHIBIT "A" Legal Description

A part of the SW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 3 West and a part of the NW 1/4 of the NW 1/4 of Section 4, Township 21 South, Range 3 West situated in Shelby County, Alabama, being more particularly as follows:

BEGIN at the intersection of the West line of the SW 1/4 of the SW 1/4 of said Section 33 and the Southerly right of way line of County Road No. 266; thence run Southerly along said West 1/4 - 1/4 line for 178.26 feet to the SW corner of Section 33 and the NW corner of Section 4; thence run Easterly along the South Section line for 138.24 feet to the center line of a drainage ditch; thence turn right 44 degrees 36 minutes 32 seconds and run Southeasterly along the center line of said drainage ditch for 4.61 feet; thence turn right 26 degrees 55 minutes 38 seconds and continue Southeasterly along said ditch for 37.82 feet; thence turn left 12 degrees 01 minutes 16 seconds and continue Southeasterly along said ditch for 37.57 feet; thence turn left 04 degrees 57 minutes 53 seconds and continue Southeasterly along said ditch for 33.11 feet; thence turn left 44 degrees 42 minutes and continue Southeasterly along said ditch for 18.43 feet; thence turn right 02 degrees 49 minutes 26 seconds and continue Southeasterly along said ditch for 86.44 feet; thence turn left 104 degrees 46 minutes 27 seconds and leaving the center line of said ditch run North for 120.66 to the North line of Section 4 and the South line of Section 33; thence continue Northerly along the last described course for 294.45 feet to the Southerly right of way line of County Road No. 266; thence turn left 121 degrees 49 minutes 48 seconds and run Southwesterly along the right of way of said road for 57.79 feet to the point of beginning of a curve to the right, said curve having a radius of 500.00 feet and a central angle of 26 degrees 25 minutes 13 seconds; thence continue Southwesterly along the right of way of said road and the arc of said curve for 230.56 feet; thence continue along the tangent of said curve and along said right of way for 22.54 feet to the POINT OF BEGINNING.