

THIS INSTRUMENT PREPARED BY:
Joseph W. Spransy
2320 Arlington Ave.
Birmingham, AL 35222

SEND TAX NOTICE TO:
Christine M. Pantry
21 George Pearson Rd.
Picayune, MS 39466

WARRANTY DEED - Joint Tenancy with Right of Survivorship

State of Alabama)
County of Shelby)



20110211000050820 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/11/2011 03:26:05 PM FILED/CERT

Know all Men by These Presents, that in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Susan B. Alcazar, as Personal Representative of the Estate of Marian E. Bogs, in accordance with the terms of the Will (herein referred to as "Grantor"), do grant, bargain, sell and convey unto Christine M. Pantry and Sally B. Metzler (herein collectively referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of Land situated in the Northeast Quarter of the Southeast Quarter of Section 6, and in the Northwest Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West, and run along the South line of said Section 6, a distance of 661.0 feet to a point, thence North and parallel with the section line a distance of 817.48 feet to the point of beginning; thence continue same course for 200 feet; thence run in a Northeasterly direction to a point on the West right of way of an old field road which said point is 200 feet North of the intersection of the North right-of-way of the old Tuscaloosa Road and the West right-of-way of the Old Field Road; thence run in a Southerly direction along the West right-of-way of said Field Road a distance of 200 feet to a point on the North right-of-way of the Old Tuscaloosa Road; thence in a Southwesterly direction along said right-of-way a distance of 1,200. feet to the point of beginning.

PARCEL II:

A parcel of Land situated in the Northeast Quarter of the Southeast Quarter of Section 6, and in the Northwest Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West, and run West along the South line of said Section 6, a distance of 661.0 feet to a point; thence North and parallel with the Section line a distance of 367.48 feet to the point of beginning; thence continue along same course for a distance of 420 feet to a point; thence run in a Northeasterly direction 340 feet to a point on the South right-of-way line of the Old Tuscaloosa Road, said point also being the Northwest corner of a tract conveyed to Dan Holsomback by deed recorded in Volume 56, Page 279, in the Probate Office of Shelby County, Alabama; thence South 21 degrees 30 minutes East a distance of 420.0 feet to the Southwest corner of said Holsomback Tract; thence Southwesterly 502.50 feet to the point of beginning.

Parcel III:

SURFACE RIGHTS ONLY in and to a parcel of land situated in the West Half of Southwest Quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West and run along the South line of said Section 6 a distance of 661.0 feet to a point; thence north and parallel with the section line a distance of 1017.48 feet to a point; thence run in a Northeasterly direction to a point on the east right-of-way of an Old Field Road which said point is 200 feet north of the intersection of the North right-of-way of the Old Tuscaloosa Road and the East right-of-way of the Old Field Road, being the point of beginning of the parcel herein conveyed; thence run in a Southerly direction along the East right-of-way of said Old Field Road a distance of 200 feet to a point on the North right-of-way of the Old Tuscaloosa Road; thence run in a Northeasterly direction along the North right-of-way line of Old Tuscaloosa Road to a point on the East bank of McHenry Creek; thence run Northwesterly along said creek bank to the Southeast corner of a tract conveyed to Maurice R. Booth; thence run in a Southwesterly direction along South line of said tract to point of beginning.

Mineral and mining rights excepted.

Subject to limitations as to the use of the property of record, and easements, covenants, and restrictions of record.

NO TITLE EXAMINATION HAS BEEN MADE BY SCRIVENER.

TO HAVE AND TO HOLD to 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 Grantor does for its heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and its 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 11 day of Feb., 2010.

WITNESSES:

Estate of Marian E. Bogs

Susan B. Alcazar

By: Susan B. Alcazar (SEAL)
Its Personal Representative

Acknowledgment

STATE OF ALABAMA)

COUNTY OF Shelby)


20110211000050820 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, do hereby certify that I am duly commissioned, qualified and authorized Notary Public in and for said county and state, and that Susan B. Alcazar, whose name as Personal Representative of the Estate of Marian E. Bogs, is signed to the foregoing conveyance, and who is personally well known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she as such Personal Representative of the said Estate and with full authority, executed the same voluntarily and knowingly for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 11th day of February 2010.

[Notarial Seal]

Chanty R Hogg
Notary Public
My Commission expires: 3-31-2012