

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

Send Tax Notice To: John G. Pugh
122 Sweet Gum 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

20110217000055270 1/1 \$104.00
Shelby Cnty Judge of Probate, AL
02/17/2011 08:53:54 AM FILED/CERT

That in consideration of Ninety One Thousand dollars and Zero cents (\$91,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Seth Douglas Joseph, a married man and Louis Daniel Joseph, a single man (AS TO LOT 1) and Kathy Joseph as Trustee of Seth Douglas Joseph and Louis Daniel Joseph (AS TO THE 60' EASEMENT) (herein referred to as grantors) do grant, bargain, sell and convey unto John G. Pugh and Sharon S. Pugh (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the map of D & S Family Subdivision, as recorded in Map Book 42, page 30, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County Alabama.

Also conveyed herein an exclusive 60 foot easement for Ingress/Egress, Drainage & Utility Easement including Alabama Power Company as shown on the map of D & S Family Subdivision, as recorded in Map Book 42, Page 30, in the Probate Office of Shelby County, Alabama. This easement shall be exclusive to the grantee herein, their heirs, successor or assigns only. The easement area shall be maintained/changed/improved as grantees wishes.

Subject to taxes for 2011 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.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hands and seals, this 11th day of February, 2011.

Seth Douglas Joseph
Seth Douglas Joseph (AS TO LOT 1)

(Seal)

Louis Daniel Joseph
Louis Daniel Joseph (AS TO LOT 1)

(Seal)

(Seal)

Kathy Joseph as TRUSTEE
Kathy Joseph as Trustee of Seth Douglas Joseph
and Louis Daniel Joseph (AS TO THE 60'
EASEMENT)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Seth Douglas Joseph and Louis Daniel Joseph (AS TO LOT 1) and Kathy Joseph as Trustee of Seth Douglas Joseph and Louis Daniel Joseph (AS TO THE 60' EASEMENT) whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 2011.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

Shelby County, AL 02/17/2011
State of Alabama
Deed Tax: \$91.00