

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

Send Tax Notice To: Keith Wheeler
417 Fawn Drive
Chelsea AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Six Thousand Two Hundred Ten dollars and Zero cents (\$86,210.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Mary J. Kolbeck, a single woman and Frances B. Krasco, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Keith Wheeler and Susan Wheeler (herein referred to as GRANTEEES) 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.

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.

\$66,210.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of April, 2011.

(Seal)

Mary J. Kolbeck

(Seal)

Mary J. Kolbeck

(Seal)

Frances B. Krasco

(Seal)

Frances B. Krasco

(Seal)

(Seal)

(Seal)

STATE OF New Jersey

}

General Acknowledgment

COUNTY Morris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances B. Krasco 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 12 day of April, 2011.

Nancy E. Verrill

Notary Public

My Commission Expires:

Nancy E. Verrill
Notary Public of New Jersey
Commission Expires 05/22/2011

Shelby County, AL 04/19/2011
State of Alabama
Deed Tax:\$20.00



20110419000120050 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
04/19/2011 01:24:55 PM FILED/CERT

STATE OF ALABAMA

}

General Acknowledgment

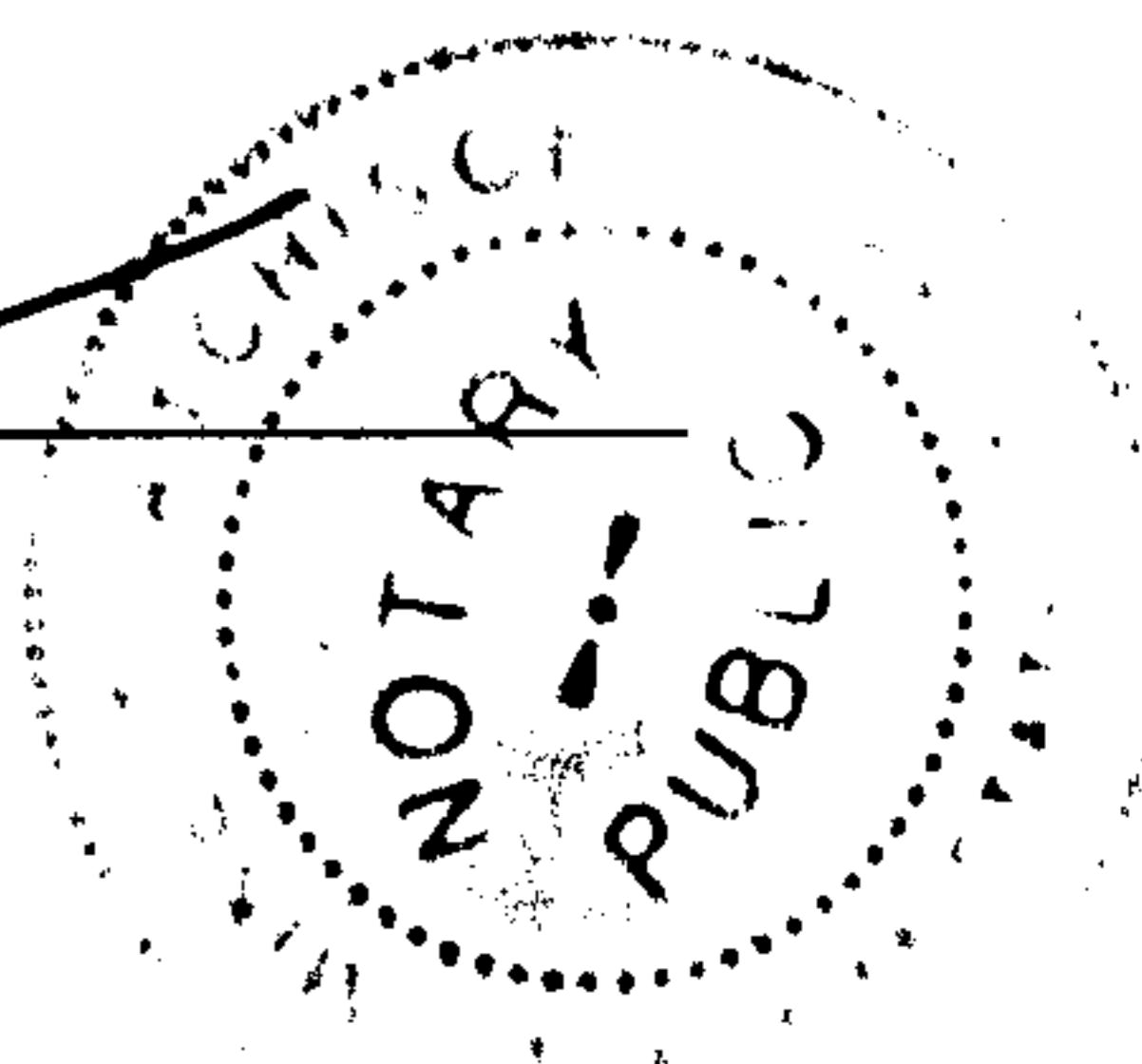
COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary J. Kolbeck 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 18 day of April, 2011.

Notary Public

My Commission Expires: 10-16-12



20110419000120050 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
04/19/2011 01:24:55 PM FILED/CERT

EXHIBIT A

A parcel of land lying in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the above stated $\frac{1}{4}$ -1/4; thence run East along the North line of the above stated $\frac{1}{4}$ -1/4 for a distance of 980.0 feet to an iron pin found; thence turn an angle right of 90 degrees 29 minutes 30 seconds and run South for a distance of 492.14 feet to an iron pin set, said point being the POINT OF BEGINNING of the following described parcel; thence continue South and along the last described course for a distance of 874.91 feet to an iron pin found, said point lying on the northern right of way for Shelby County Hwy. #39 being a 80.00 feet right of way; thence turn an angle left of 123 degrees 37 minutes 00 seconds and run northeasterly and along said right of way for a distance of 428.88 feet to an iron pin found; thence turn an angle left of 56 degrees 32 minutes 20 seconds and leaving said right of way run North for a distance of 687.81 feet to an iron pin set; thence turn an angle left of 97 degrees 54 minutes 33 seconds and run westerly for a distance of 358.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT a 20.00 feet easement for Ingress and Egress along the West line of the above described parcel.

ALSO KNOWN AS, Lot 1, according to Kolbeck Addition to Highway 39 as recorded in Map Book 42, Page 58, in the Probate Office of Shelby County, Alabama.

