

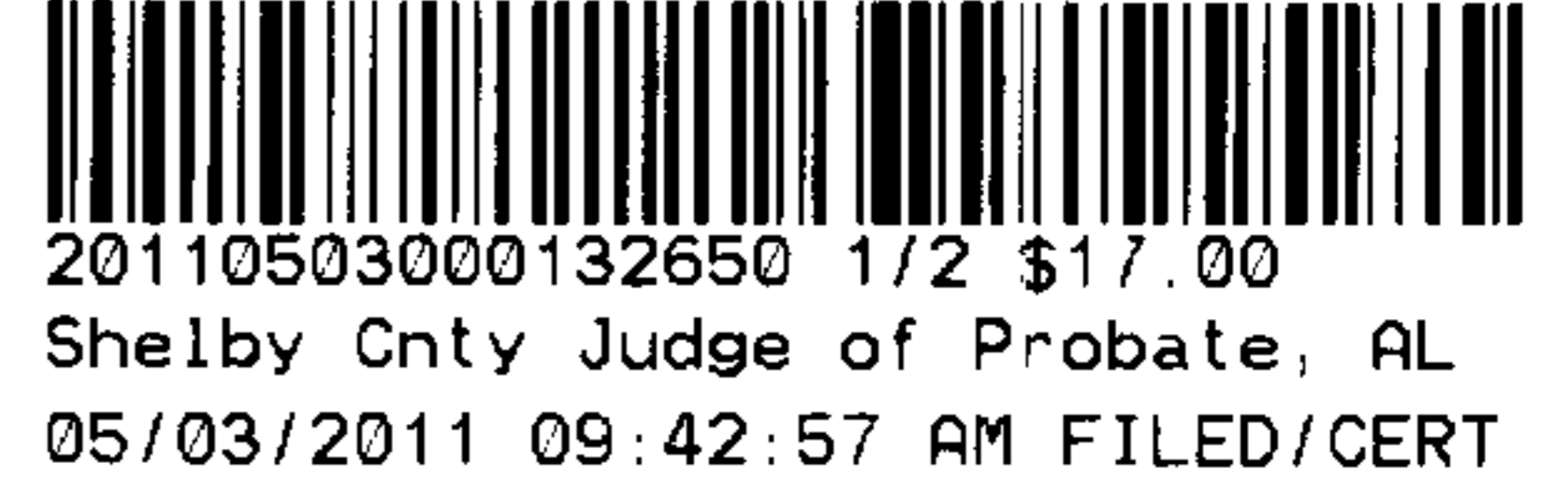
**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Lee Reeves  
4022 W Rd 83  
Vincent, Ala 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )



KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY FIVE THOUSAND NINE HUNDRED EIGHTY EIGHT AND 50/100 DOLLARS (\$25,988.50)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **MICHAEL VALENTI AND WIFE, GWENDOLYN VALENTI** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **LEE REEVES AND APRIL REEVES** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION**

**SUBJECT TO:**


1. Ad valorem taxes due and payable October 1, 2011.
2. Easements, restrictions, rights of way, and permits of record.

**\$23,988.50** of the above recited consideration was paid from a mortgage recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 12<sup>th</sup> day of April, 2011.

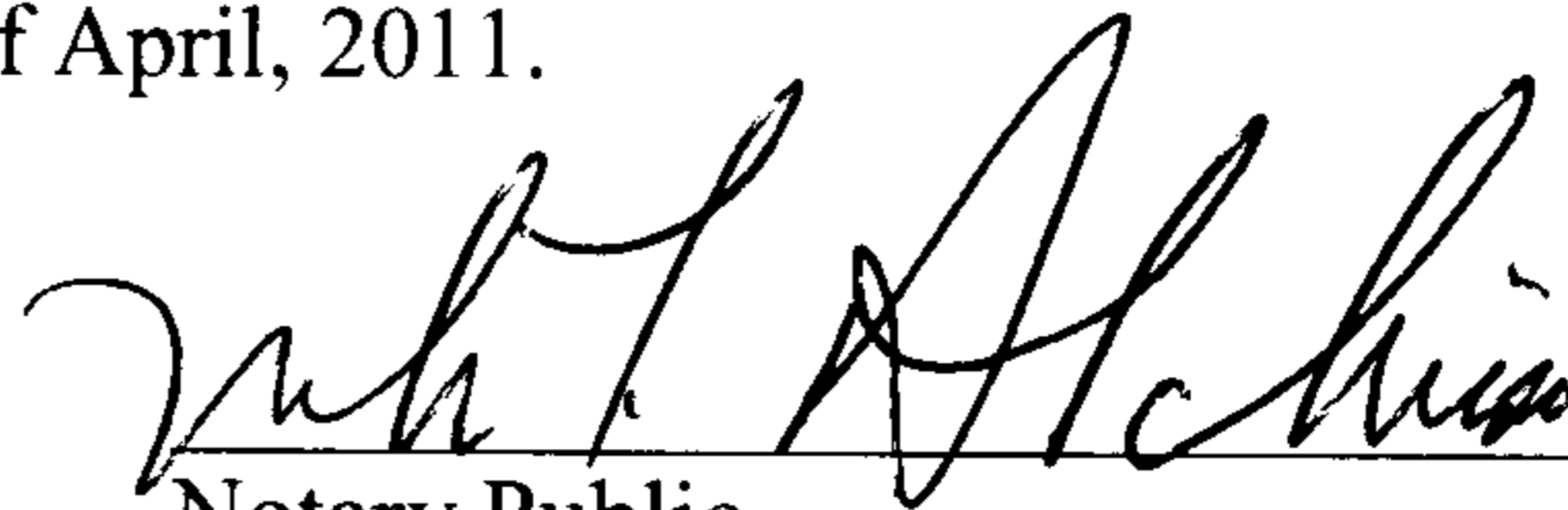
  
\_\_\_\_\_  
Michael Valenti

  
\_\_\_\_\_  
Gwendolyn Valenti

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Michael and Gwendolyn Valenti** whose name is signed to the foregoing conveyance, and who is 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<sup>th</sup> day of April, 2011.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-16-12

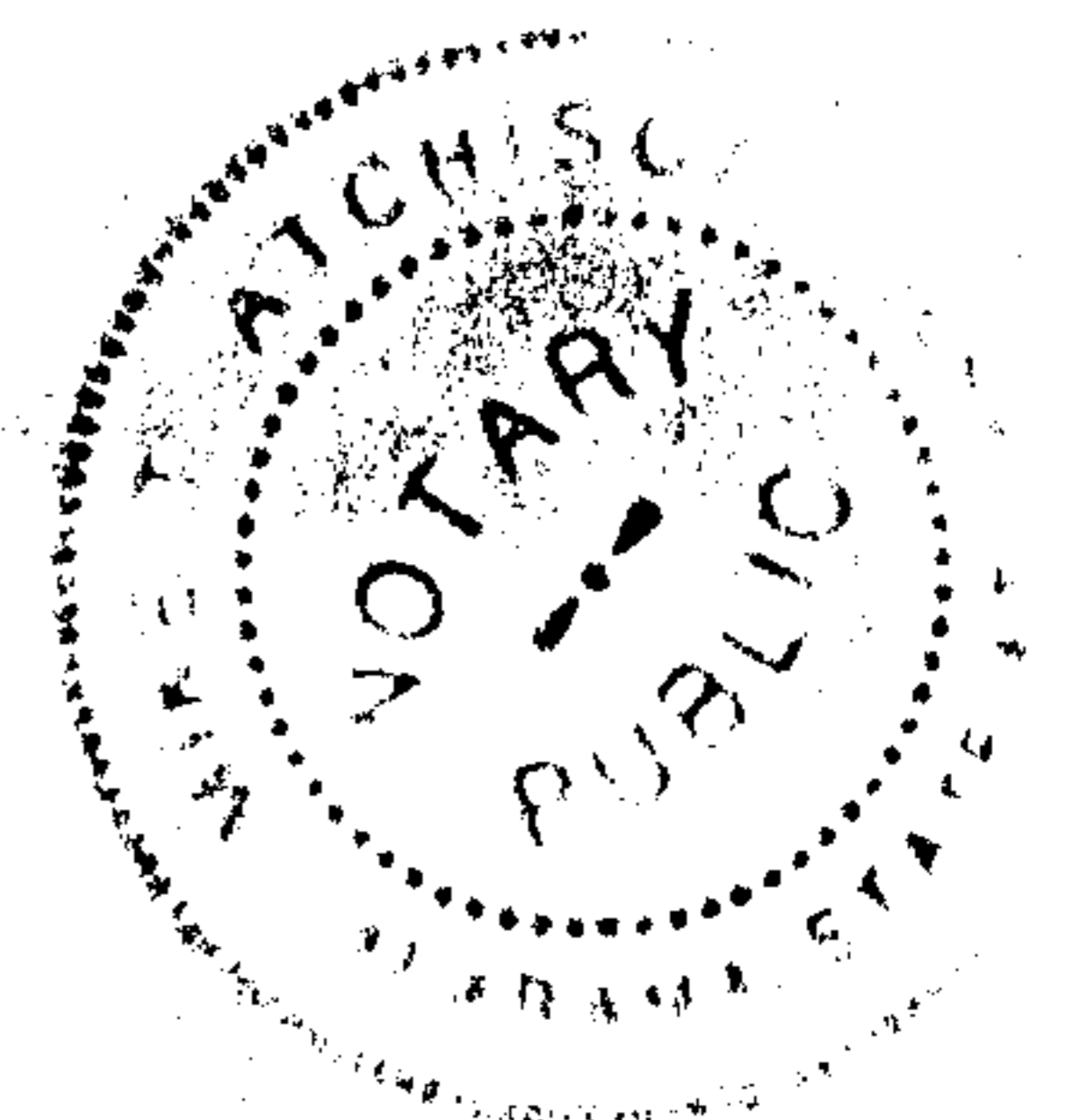


EXHIBIT A  
LEGAL DESCRIPTION



20110503000132650 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
05/03/2011 09:42:57 AM FILED/CERT

Commence at the NE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Southerly along the East line of said quarter –quarter section a distance of 18.70 feet to a point on the South Right of Way line of Shelby County Highway No. 83; thence turn 90 degrees 16 minutes 31 seconds right and run Westerly along said right of way line a distance of 945.00 feet to the POINT OF BEGINNING of the property being described; thence continue along the last described course a distance of 105.00 feet to a point; thence turn 90 degrees 16 minutes 31 seconds left and run Southerly a distance of 210.00 feet to a point; thence turn 89 degrees 43 minutes 29 seconds left and run Easterly a distance of 105.00 feet to a point; thence turn 90 degrees 16 minutes 31 seconds left and run Northerly a distance of 210.00 feet to the POINT OF BEGINNING.

PID # 07-5-15-2-000-004.004