

20110720000210950 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
07/20/2011 02:34:44 PM FILED/CERT

Shelby County, AL 07/20/2011
State of Alabama
Deed Tax: \$10.00

SEND TAX NOTICE TO:

Warren Hale
3250 Bellingrath Drice
Foley, AL 36535

\$10,000.00

**THIS INSTRUMENT WAS PREPARED BY
CROWSON, MORRISON & Spann, LLC
P. O. BOX 278
COLUMBIANA, ALABAMA 35051**

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of _____ (\$ _____) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Warren Hale**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Warren Hale**, a married man, and **Debra S. Hale**, a married woman, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

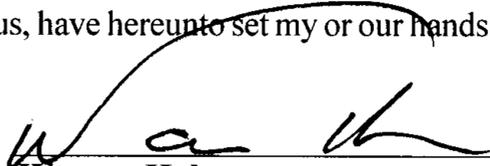
Commencing at the Southeast Corner of Northwest Quarter of the Northeast Quarter of Section 25, Township 20 South, Range 2 West, Shelby county Alabama, for the POINT OF BEGINNING; then North 2 degrees 09 minutes 00 sections West, a distance of 473.49 feet; thence South 59 degrees 58 minutes 29 seconds West, a distance of 419.56 feet; thence North 2 degrees 09 minutes 00 seconds West, a distance of 293.61 feet, thence South 62 degrees 41 minutes 00 seconds West, a distance of 191.15 feet; thence South 45 degrees 15 minutes 00 seconds West, a distance of 109.55 feet; thence South 55 degrees 49 minutes 00 seconds West, a distance of 192.30 feet; thence South 57 degrees 38 minutes 00 seconds West, a distance of 146.20 feet; thence South 23 degrees 13 minutes 00 seconds East, a distance of 224.65 feet; thence North 89 degrees 55 minutes 50 seconds East, a distance of 833.70 feet to the POINT OF BEGINNING; said described tract containing 7.77 acres, more or less.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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.

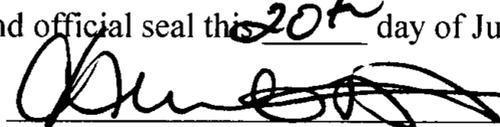
IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this _____ day of July 2011.

 (SEAL)
Warren Hale

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Warren Hale 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2011.

 (SEAL)
Notary Public