

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

Send Tax Notice To: Jesse Dorough
~~XXXXXXXXXX~~ *P.L. Box 67*
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20110802000223360 1/2 \$85.00
Shelby Cnty Judge of Probate, AL
08/02/2011 09:01:11 AM FILED/CERT

That in consideration of Seventy Thousand dollars and Zero cents (\$70,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Paul Randall Bates and wife, Peggy S. Bates (herein referred to as grantors) do grant, bargain, sell and convey unto Jesse Dorough and Betty Dorough (herein referred to as GRANTEES) 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.

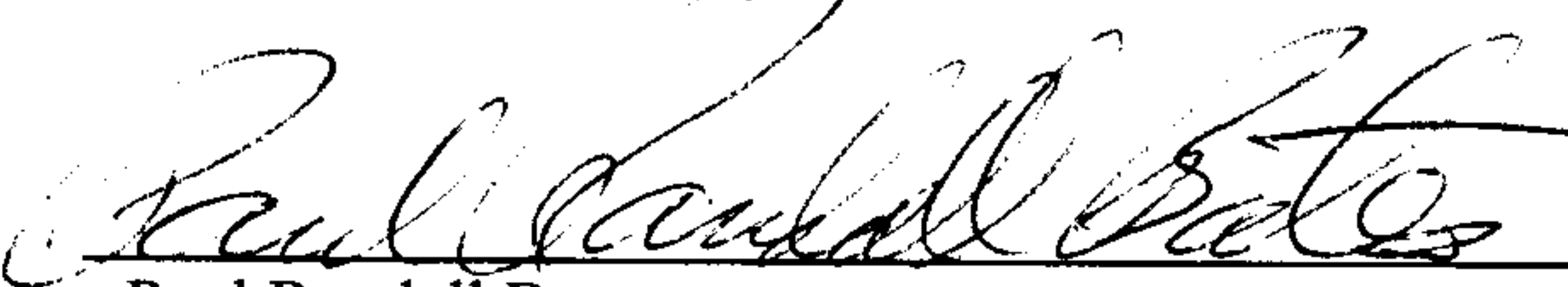
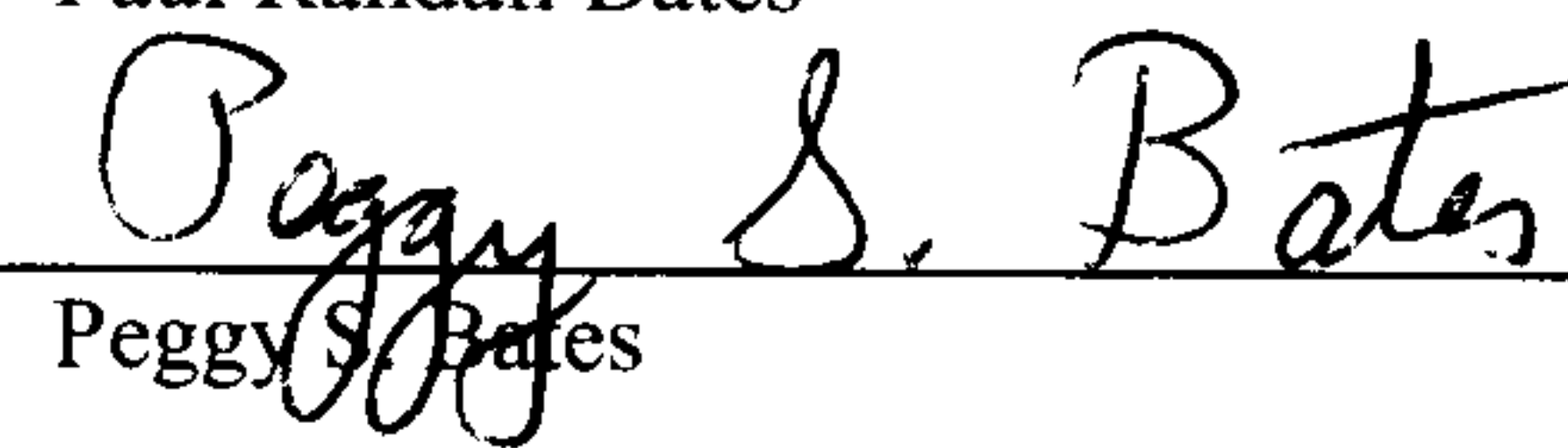
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

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 29th day of July, 2011.

_____	(Seal)		(Seal)
		Paul Randall Bates	
_____	(Seal)		(Seal)
		Peggy S. Bates	
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALBAMA

}

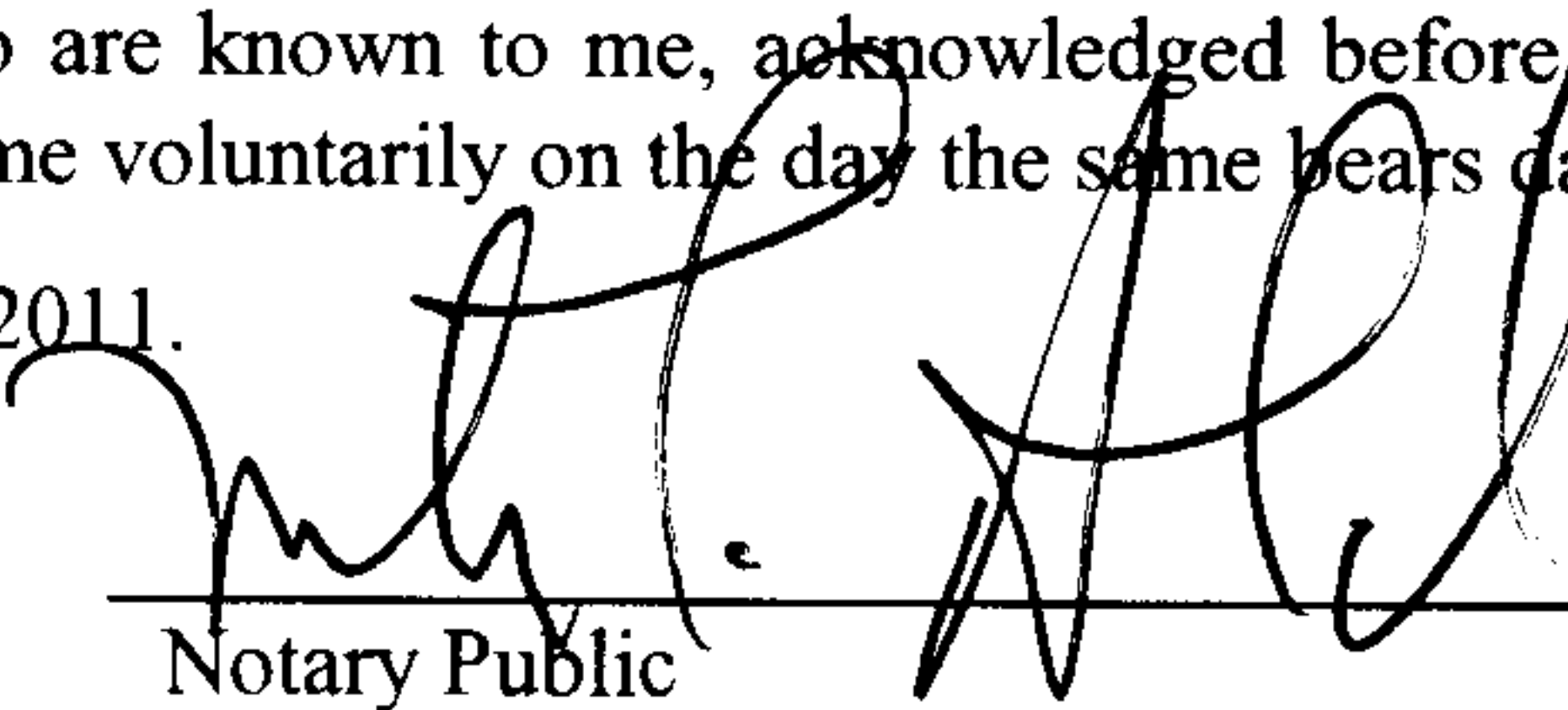
General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Randall Bates and Peggy S. Bates 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 29th day of July, 2011.

My Commission Expires: 10-16-12



Notary Public

Shelby County, AL 08/02/2011
State of Alabama
Deed Tax: \$70.00

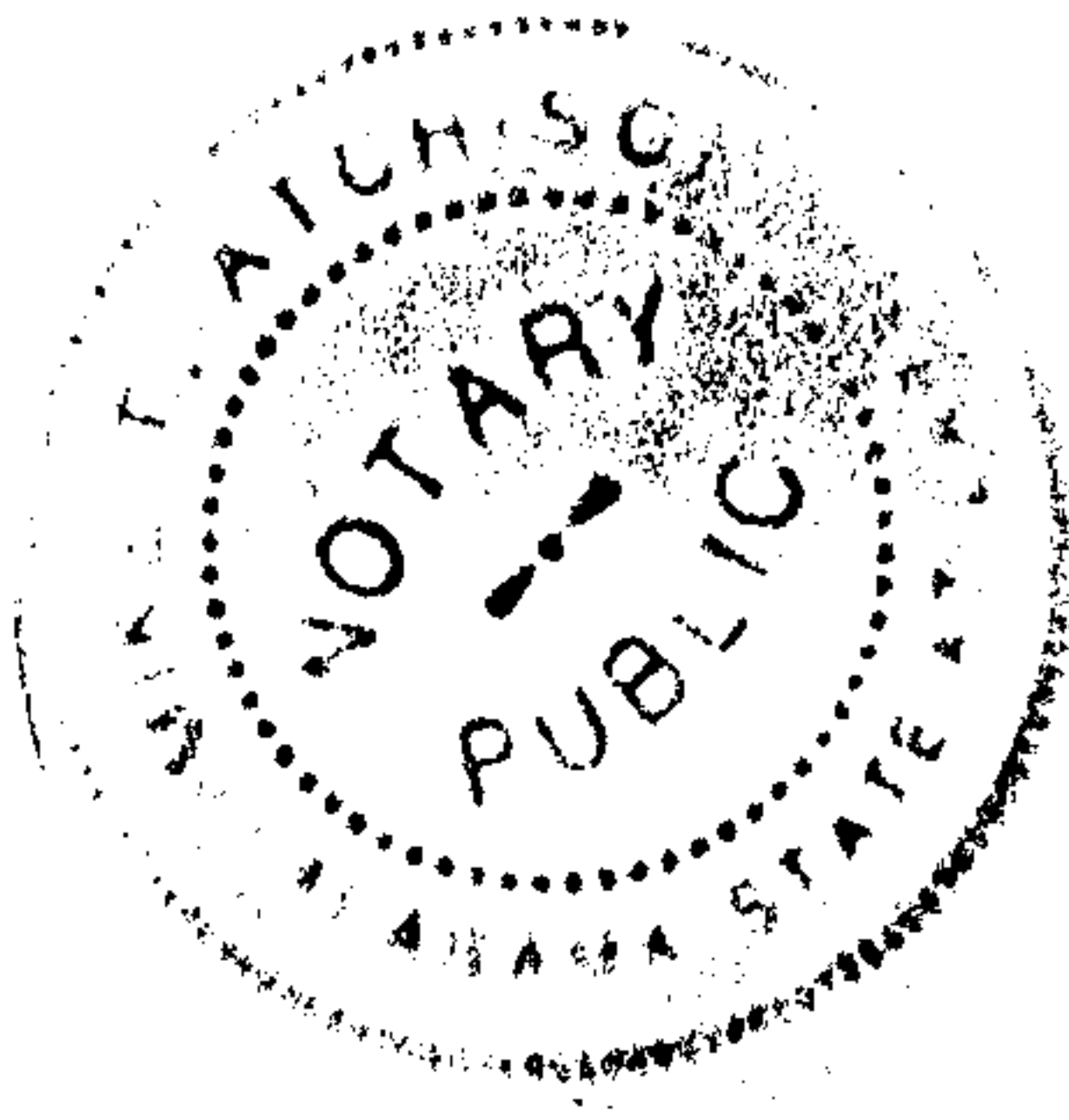


EXHIBIT A

Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and part of NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at a railroad rail at the Northwest corner of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence run along the $\frac{1}{4}$ - $\frac{1}{4}$ Section line, South 88 degrees 58 minutes 30 seconds East (Alabama Grid Bearing), 440.00 feet to an iron and aluminum cap; thence South 00 degrees 28 minutes 10 seconds East, 1565.12 feet to an iron and aluminum cap South of Shelby County Highway 42 and on the North right of way of an abandoned railroad; thence along said right of way, South 68 degrees 14 minutes 10 seconds West, 472.08 feet to an iron and aluminum cap on the West line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence along said West line and the west line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, North 00 degrees 28 minutes 10 seconds West, 1748.04 feet to the point of beginning. LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #42.

A 12' Ingress/Egress Easement, lying 6' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 22 South, Range 1 East, Shelby County, Alabama; thence S88°58'30"E, a distance of 440.00'; thence S00°28'10"E, a distance of 1237.42' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S31°32'45"W, a distance of 8.96'; thence S23°33'29"W, a distance of 131.94'; thence S09°34'29"W, a distance of 55.01'; thence S03°33'37"W, a distance of 62.43' to the Northerly R.O.W. line of Shelby County Highway 42, 80' R.O.W., said point being the POINT OF ENDING OF SAID CENTERLINE.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.