

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

Send Tax Notice To: Fred K Cypress
4272 Sharpsburg Dr.
Birmingham AL 35213

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby County, AL 08/11/2011
State of Alabama
Deed Tax: \$167.50

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty Seven Thousand Five Hundred dollars and Zero cents (\$167,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mike T. Atchison, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Fred K Cypress and Denise I Cypress (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land being Lot 13 and part of Lot 14 of Willow Island Subdivision, being more particularly described as follows: Begin at the NE corner of Lot 13 of Willow Island Subdivision, as recorded in Map Book 4, page 73, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 12 degrees 00 minutes 00 seconds East, a distance of 313.41'; thence North 85 degrees 59 minutes 48 seconds West, a distance of 95.29'; thence North 41 degrees 11 minutes 54 seconds West, a distance of 120.51'; thence North 02 degrees 14 minutes 16 seconds West, a distance of 245.08' to the beginning of a non-tangent curve to the right, having a radius of 128.00, a central angle of 07 degrees 39 minutes 52 seconds, a subtended by a chord which bears South 76 degrees 38 minutes 03 seconds East, and a chord distance of 17.11'; thence along the arc of said curve, a distance of 17.12'; then South 72 degrees 46 minutes 00 seconds East, a distance of 107.00' to the POINT OF BEGINNING.

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, I have hereunto set my hand and seal, this 10th day of August, 2011.

(Seal) Mike T. Atchison (Seal)
Mike T. Atchison

(Seal) _____ (Seal)

(Seal) _____ (Seal)

_____ (Seal)

20110811000235300 1/1 \$179.50
Shelby Cnty Judge of Probate, AL
08/11/2011 08:26:16 AM FILED/CERT

STATE OF ALABAMA

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General Acknowledgment

COUNTY of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2011 .

My Commission Expires: 10/16/2012

Janet F. Parson
Notary Public