

Send tax notice to: James K. Rainey, III Brown Rd., Calera, Al. 35040

This instrument was prepared by Duell Hunt, LLC, 2803 Greystone Commercial Blvd.,  
Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty-five thousand and no/100 (\$65,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**MATTHEW CHESNUTT AND HIS WIFE PAMEELA CHESNUTT** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**JAMES K. RAINEY AND JUDITH B. RAINEY**

(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 attached Exhibit A for legal description incorporated herein for all purposes.


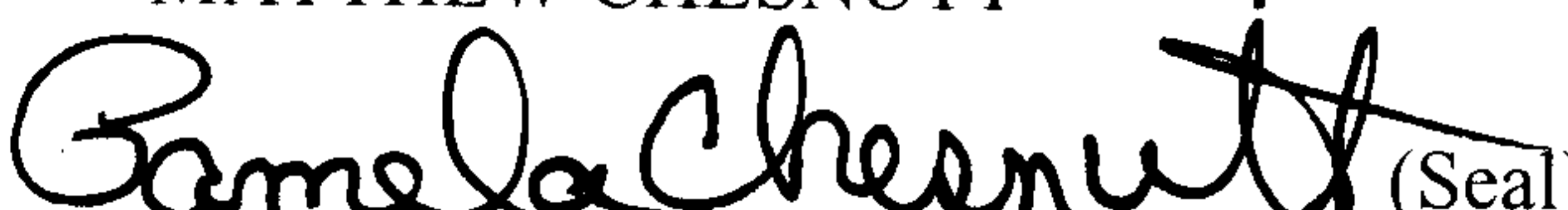
Subject to: All easements, restrictions and rights of way of record

\$52,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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(s) and seal(s) this \_\_\_\_ day of August, 2011.

 (Seal)  
MATTHEW CHESNUTT  
 (Seal)  
PAMELA CHESNUTT

State of Alabama

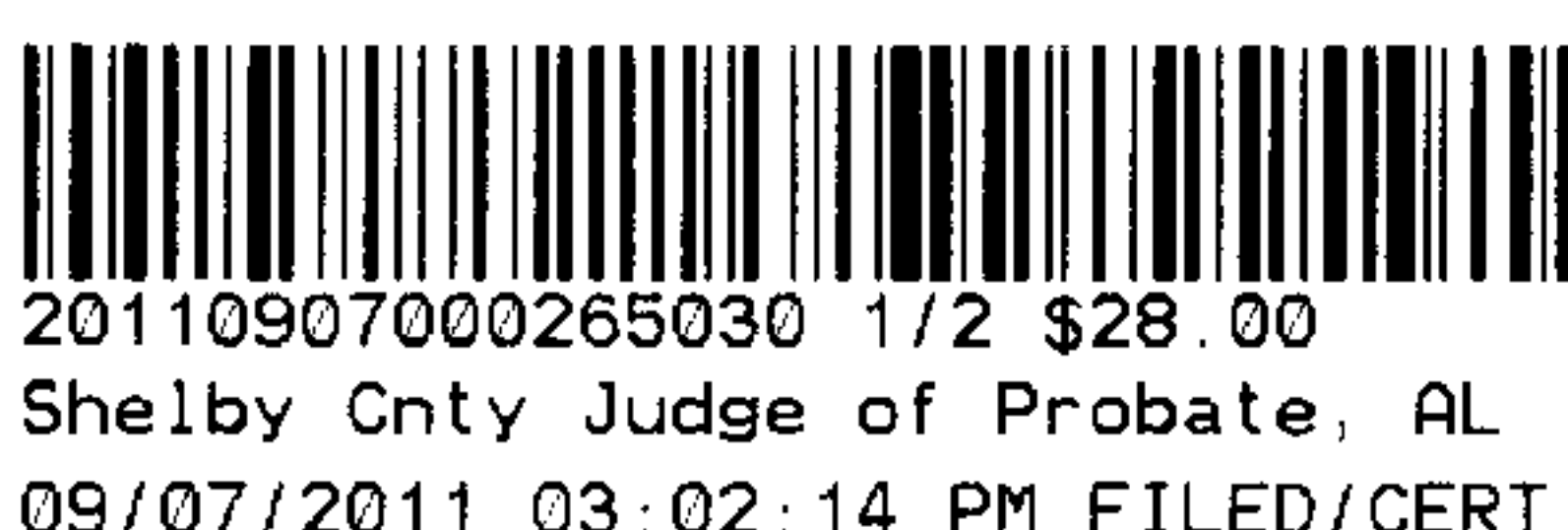
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Matthew Chesnutt and his wife Pamela Chesnutt whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of August, 2011.

My commission expires: 11/3/2013

  
NOTARY PUBLIC



Shelby County, AL 09/07/2011  
State of Alabama  
Deed Tax: \$13.00

EXHIBIT A

**A tract of land situated in the Southwest quarter of the Southeast quarter of Section 8, Township 22 South, Range 1 West, Shelby County, Alabama and further described as follows: Commence at the Northeast corner of said quarter-quarter section; thence in a southerly direction along the east line thereof a distance of 544.51 feet; thence 88°56" right in a westerly direction a distance of 100.0 feet to the point of beginning of tract of land; thence 88°56' left in a southerly direction and parallel to the east line of quarter-quarter section, a distance of 581.45 feet to a point in the center of a public road; thence 36°32' right in a Southwesterly direction along the center of road a distance of 44.0 feet; thence 114°34'18" right in a northwesterly direction a distance of 156.89 feet; thence 16°06'18" left in a northwesterly direction a distance of 180.96 feet; thence 45° right in a northerly direction and parallel to the east line of said quarter-quarter section a distance of 491.68 feet; thence 88°56' right in an easterly direction a distance of 150.00 feet; thence 61°50'38" right in a southeasterly direction a distance of 163.84 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except any part of subject property lying within the public road.**



20110907000265030 2/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
09/07/2011 03:02:14 PM FILED/CERT