

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

This instrument was prepared by:

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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Brandon Joseph

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20110919000277520 1/2 \$20.00 -
Shelby Cnty Judge of Probate, AL
09/19/2011 04:07:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Pratt D. Joseph, a married man (herein referred to as Grantors)***, grant, bargain, sell and convey unto, ***Brandon Joseph (herein referred to as Grantee)***, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 ____ day of September, 2011.

Pratt Joseph

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Pratt Joseph***, 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 19 day of September, 2011.

Notary Public
My Commission Expires: _____

My Commission Expires 7-25-2013

EXHIBIT A
LEGAL DESCRIPTION

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00°45'36"E, a distance of 317.38' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 337.68'; thence N89°58'41"W, a distance of 258.02'; thence S00°45'36"W, a distance of 337.68'; thence S89°58'41"E, a distance of 258.02' to the POINT OF BEGINNING.

Said Parcel containing 2.00 acres, more or less.

ALSO AND INCLUDING a 12' Ingress/Egress, Utility and Drainage Easement, lying 6' either side of and parallel to the following described centerline:

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 26, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00°45'36"E, a distance of 655.06'; thence N89°58'41"W, a distance of 258.02'; thence S00°45'36"W, a distance of 6.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N89°58'41"W, a distance of 504.96' to the Easterly R.O.W. line of Shelby County Highway 47, 80' R.O.W, and the POINT OF ENDING OF SAID CENTERLINE.



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Shelby County, AL 09/19/2011
State of Alabama
Deed Tax:\$5.00