

Parcel I.D. #:

Send Tax Notice To: Lisa Nunnelley Rauckman
89 County Road 33
Calera, Alabama 35040

WARRANTY DEED
Joint Tenancy With Right of Survivorship


20120120000023600 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
01/20/2012 09:44:32 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Winford Lee Nunnelley and Dorothy R. Nunnelley, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Lisa Nunnelley, a married woman and Lee Ann Nunnelley Johnson, a married woman**, hereinafter known as the GRANTEE;

Lot 9, Duck Cove Estates, a private subdivision, according to the survey of Joseph E. Conn, Jr., A.R.N. 9049, described by metes and bounds as follows: Commence at the S.E. corner of NE 1/4 of SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama, and run on a bearing of North 6 degrees 23 minutes West a distance of 738.34 feet to a point; Thence turn an angle of 31 degrees 20 minutes left and run 132.32 feet to a point; Thence turn 7 degrees 37 minutes right and run 155.08 feet to a point; Thence turn 81 degrees 03 minutes left and run 171.91 feet to a point; Thence turn 57 degrees 21 minutes left and run 59.38 feet to the Point of Beginning of the property being described; Thence continue last described course a distance of 66.35 feet to a point; Thence turn an angle of 56 degrees 36 minutes 55 seconds right and run 253.23 to a point on the water line contour of Lay Lake; Thence turn 91 degrees 39 minutes 05 seconds right and run 55.60 feet to a point; Thence turn an angle of 88 degrees 22 minutes 41 seconds right and run 288.12 feet to the Point of Beginning.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1997-13533, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 19 Day of Jan., 2012.



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Winford Lee Nunnelley

Grantor

Dorothy R. Nunnelley

Grantor

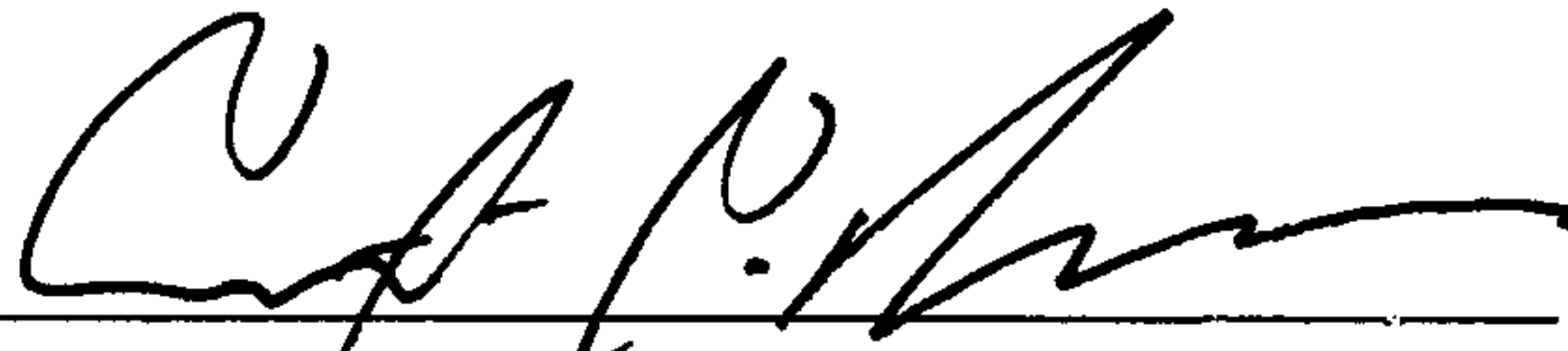
STATE OF ALABAMA)

)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Winford Lee Nunnelley* and *Dorothy R. Nunnelley*, a married couple, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 19 Day of
January, 2012.



NOTARY PUBLIC

My Commission Expires: 25 March, 2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


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Shelby County, AL 01/20/2012
State of Alabama
Deed Tax:\$5.00