

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

Send Tax Notice To: Freddie T. Coley, III
3524 Conestoga Way
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixty Thousand dollars and Zero cents (\$160,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Karen B. Glenn, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Freddie T. Coley, III and Carol Coley (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 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$145,000.00 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 February, 2012.

| | |
|--------------|------------------------------|
| _____ (Seal) | <u>Karen B. Glenn</u> (Seal) |
| _____ (Seal) | _____ (Seal) |
| _____ (Seal) | _____ (Seal) |
| | _____ (Seal) |

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen B. Glenn 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 February, 2012.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012



20120216000056810 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
02/16/2012 09:38:10 AM FILED/CERT

Shelby County, AL 02/16/2012
State of Alabama
Deed Tax: \$15.00

EXHIBIT A

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 21 South, Range 1 East, for the point of beginning; thence run South along a fence line for 398.79 feet; thence turn an angle of 88 degrees 36 minutes 51 seconds to the left and run along a fence line for 1300.40 feet to the West right of way line of Shelby County Highway No. 49; thence turn an angle of 91 degrees 01 minutes 31 seconds to the left and run along said highway right of way line for 194.50 feet; thence turn an angle of 89 degrees 59 minutes 42 seconds to the left and run 464.02 feet; thence turn an angle of 90 degrees 47 minutes 51 seconds to the right and run 288.28 feet; thence turn an angle of 89 degrees 55 minutes 33 seconds to the left and run 841.90 feet; thence turn an angle of 90 degrees 09 minutes 31 seconds to the left and run 73.63 feet to the point of beginning. Situated in Shelby County, Alabama.

