



20120228000070310 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
02/28/2012 02:51:08 PM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Annie Whitfield
(Address) 1235 1st Ave. West
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and .00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I,

Annie Whitfield, an unmarried woman

(herein refereed to as grantors) do grant, bargain, sell and convey unto

Summer Nicole Foster, Korie Marie Whitfield and Annie Whitfield

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description

This Deed is executed for the purpose of creating a joint survivorship estate between the parties.
This Deed prepared without benefit of title abstract or examination at grantees and grantor's request.
This Deed prepared without benefit of survey at grantees and grantors request.
Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.

The forgoing conveyance is subject to that certain mortgage from Timothy Earl Whitfield and wife Annie Whitfield to Wells Fargo Home Mortgage, Inc., executed the 13th day of February, 2004 and recorded in the Office of the Probate Judge of Shelby County, Alabama as Instrument Number 20040401000166890 on the 1st day of April, 2004.

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 27th day of February, 2012.

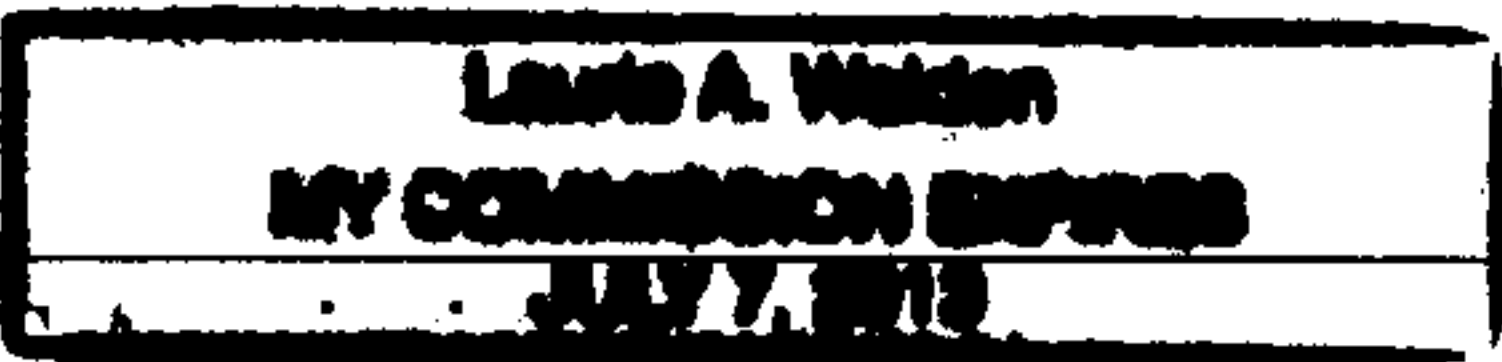
WITNESS

Annie Whitfield (Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Annie Whitfield, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2012.


My Commission Expires: _____

Laurie A. Walden
Notary Public

Exhibit "A"

A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 34; thence run West along the South section line 320.35 feet; thence run North 03 deg. 20 min. 36 sec. East 124.62 feet to the point of beginning; thence continue last course 268.41 feet to the Southwesterly right of way of Helena-Alabaster Road; thence run North 51 deg. 37 min. 29 sec. West along said right of way 42.14 feet; thence run North 49 deg. 56 min. 53 sec. West along said right of way 46.51 feet to the centerline of 73rd Street; thence run South 35 deg. 07 min. 12 sec. West along said centerline 48.09 feet to the point of a curve to the right, said curve having a central angle of 21 deg. 27 min. 48 sec. and a radius of 105.53 feet; thence run along the arc of said curve 39.53 feet to the point of tangent of said curve; thence run South 56 deg. 34 min. 59 sec. West along said centerline 55.93 feet to the intersection of the centerline of Allen Street; thence run South 12 deg. 57 min. 55 sec. West along the centerline of Allen Street 54.73 feet; thence run South 03 deg. 20 min. 39 sec. East along said centerline of Allen Street 114.03 feet; thence run South 18 deg. 58 min. 40 sec. West along said centerline of Allen Street 34.51 feet; thence run South 08 deg. 34 min. 57 sec. West a distance of 23.41 feet to an iron pin on the Southeasterly side of Allen Street; thence run South 88 deg. 49 min. 51 sec. East 175.91 feet to the point of beginning. Situated in Shelby County, Alabama.

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Shelby County, AL 02/28/2012
State of Alabama
Deed Tax: \$10.00