

5000.00



20120321000097090 1/2 \$20.00  
Shelby Cnty Judge of Probate, AL  
03/21/2012 11:41:11 AM FILED/CERT

**THIS INSTRUMENT PREPARED BY: SEND TAX NOTICE TO:**

Paula F. Lampkin  
316 18<sup>TH</sup> Street North  
Bessemer, AL 35020

Maxine Stone  
494 Hickory Hill Lane  
Shelby, Alabama 35143

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

) **KNOW ALL MEN BY THESE PRESENTS:**

JEFFERSON COUNTY )

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Maxine Stone, (herein referred to as grantor and grantee) do grant, bargain, sell and convey unto my grandson Joshua Masters, hereinafter referred to as GRANTEE, and myself Maxine Stone, hereinafter referred to as GRANTEE, as *joint tenants, with right of survivorship* the following described real estate, recorded in Instrument Number 2003-1125 at Probate Office of Shelby County, situated in Shelby County, Alabama, to-wit:

17 Acres

A parcel of land in the E1/2 of the NW1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Begin at the NW corner of the NE1/4 of the NW1/4 of Section 34, Township 24 North, Range 15 East; thence run Southerly along the West line thereof for 892.25 feet; thence 90 deg. 00min. left run Easterly 1049.36 feet to the Westerly right of way of Hickory hill Lane; thence 65 deg. 56min. 57sec. Left to chord, run Northeasterly along the Westerly right of way of said lane a chord distance of 273.0 feet to the Westerly right of way of Shelby County Highway No. 47; thence 53 deg. 12 min. 16 sec. Left to chord of a curve (having a radius of 1775.75 feet and a central angle of 17.0 deg. 21 min. 39 sec. and a curve length of 538.05 feet); thence run Northwesterly along said curve a chord distance of 535.99 feet to the North line of said Section; thence 62 deg. 24 min. 35 sec. left from said chord run Westerly 899.58 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Restrictions, covenants and conditions as set out in instrument recorded in instrument #1996-13533 in the Probate Office of Shelby County, Alabama.
2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 147 page 84 and Deed Book 242 page 457 in the Probate Office of Shelby County, Alabama
3. Riparian rights, if any, in and to the use of Lay Lake or Waxahatchee Creek.
4. Condemnation proceedings in Final Record 1907 page 270, L. White, et al. To Alabama Power Company, as to Flood Rights.
5. Rights acquired by Alabama Power company in instrument recorded in Deed





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- Book 237 page 870 in the Probate Office of Shelby County, Alabama.
6. Restrictions, limitations and conditions as set out in Map Book 20 page 94 in the Probate Office of Shelby County, Alabama.
  7. Less and except any portion of the land lying within Lay Lake or Waxahatchee Creek.
  8. Less and except any portion of the land lying within road and/or road right of way.

This deed is made subject to easements, covenants and restrictions of record.

**TO HAVE AND TO HOLD** to the said GRANTEES, Maxine Stone and Joshua Masters, 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, Maxine Stone and Joshua Masters, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above: that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEES, Maxine Stone and Joshua Masters, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of

February, 2011.  
Maxine Stone

(L.S.)

Joshua W Masters

(L.S.)

STATE OF ALABAMA     )  
                                          )  
COUNTY OF SHELBY    )

**General Acknowledgment**

Shelby County, AL 03/21/2012  
State of Alabama  
Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Maxine Stone whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and having executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of February, 2011.

Jane B. Quinn  
Notary Public  
**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Aug 6, 2014**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**