

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by These Presents, that in consideration of NINETEEN THOUSAND FOUR HUNDRED SIXTY-FIVE and no/100's Dollars (\$19,465.00) in hand paid by the grantee herein, the receipt whereof is acknowledged, I, STEVEN E. CHAMBERS, a married man (herein referred to as grantor), grant, bargain, sell and convey unto STEVE E. SANSING and his wife FELECIA A. SANSING, (grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

This property is not the Grantor's homestead.

Subject to instrument(s) recorded in Deed Book 138 page 88, Deed Book 133 page 253, Deed Book 215 page 668, Deed Book 221 page 667, Deed Book 225 page 995 and Deed Book 243 page 654. Also, rights of riparian owners in and to the use of Coosa River and any and all other matters of public record including 1992 Ad valorem taxes which are currently a lien but are not due and payable until October 1, 1992.

TO HAVE AND TO HOLD to the said grantees with right of survivorship, their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

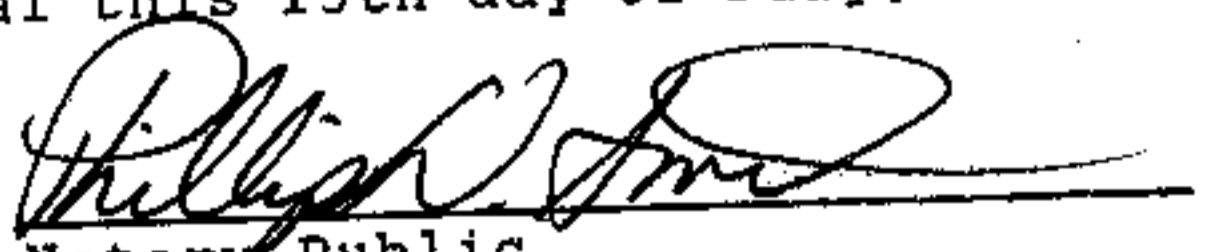
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of JULY, 1992.


STEVEN E. CHAMBERS

STATE OF ALABAMA
JEFFERSON COUNTY

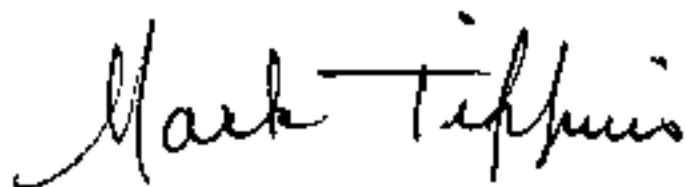
I, Phillip W. Smith, a Notary Public in and for said county, in said State, hereby certify that STEVEN E. CHAMBERS whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, 1992.


Notary Public
My Commission Expires: 2-26-95

Prepared by: J. MICHAEL COOPER, Attorney 14 Office Park Circle
#105 Birmingham, Alabama 35223. (205) 870-4343

Send tax notice to : STEVE E. SANSING, Parcel One, Rockingchair
Road, Wilsonville, Alabama 35186



Inst # 1992-16461

LEGAL DESCRIPTION

A parcel of land lying and being in the Western 1/2 of Section 18, Township 21, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the northwest corner of said Section 18; thence east along the section line 660.96 feet; thence turn an angle of 90 deg. 37 min. 00 sec. to the right and run 2492.78 feet; thence turn an angle of 93 deg. 20 min. 00 sec. to the left and run 250.42 feet; thence turn an angle of 86 deg. 40 min. 00 sec. to the left and run 149.92 feet; thence turn an angle of 86 deg. 40 min. 00 sec. to the right and run 701.19 feet to the point of beginning of parcel herein described; thence continue along last said course 100.17 feet; thence turn an angle of 93 deg. 22 min. 54 sec. to the right and run 847.62 feet; thence turn an interior angle left of 141 deg. 15 min. 08 sec. and run 47.95 feet; thence turn an interior angle left of 123 deg. 50 min. 10 sec. and run 59.19 feet; thence turn an interior angle left of 193 deg. 31 min. 19 sec. and run 59.23 feet; thence turn angle left of 193 deg. 31 min. 19 sec. and run 59.23 feet; thence turn an interior angle left of 158 deg. 56 min. 14 sec. and run 27.81 feet; thence turn an interior angle left of 162 deg. 15 min. 13 sec. and run 48.10 feet; thence turn an interior angle left of 132 deg. 44 min. 38 sec. and run 45.89 feet; thence turn an interior angle left of 114 deg. 48 min. 00 sec. and run 64.40 feet; thence turn an interior angle left of 269 deg. 42 min. 02 sec. and run 35.15 feet; thence an interior angle left of 132 deg. 50 min. 32 sec. and run 548.99 feet; thence turn an interior angle right of 169 deg. 50 min. 21 sec. and run 200.34 feet to the point of beginning, all lying Section 18, Township 21 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1992-16461

08/10/1992-16461
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.25