

SEND TAX NOTICE TO:

Mr. and Mrs. Anderson J. Locklin, III  
780 Jasmine Hill Road  
Birmingham, AL 35124

This Instrument Prepared By:

Harold H. Goings  
Spain, Gillon, Grooms, Blan & Nettles  
2117 Second Avenue North  
Birmingham, Alabama 35203

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Fifty-two Thousand and no/100 Dollars (\$452,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Jerry Kirkland and wife, Lannette Kirkland** (herein collectively referred to as Grantor), do grant, bargain, sell and convey unto **Anderson J. Locklin, III and Ruth M. Locklin** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

Subject to:

1. 1994 ad valorem taxes.
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$350,000.00 of the purchase price recited above was paid by a purchase money mortgage closed simultaneously herewith.

Anderson J. Locklin, III is one and the same person as J. Locklin, III.


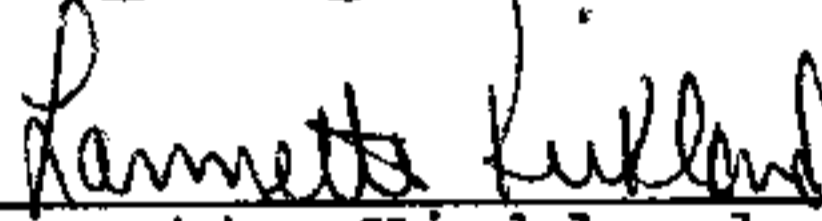
06/30/1994-20675  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DD3 MCD 115.50

Inst # 1994-20675

TO HAVE AND TO HOLD, to 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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27th day of June, 1994.

  
\_\_\_\_\_  
Jerry Kirkland  
  
\_\_\_\_\_  
Lannette Kirkland

STATE OF ALABAMA     )  
  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Kirkland and wife, Lannette Kirkland, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 1994.


  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/21/95

Exhibit "A"

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said Section 28 and run in a Southerly direction along the West line of said Section for a distance of 950.01 feet; thence deflect 88 deg. 27 min. 30 sec. and run to the left in an Easterly direction for a distance of 417.52 feet to the point of beginning of herein described parcel; thence continue along last described course in an Easterly direction for a distance of 411.22 feet to a point; thence turn interior angle of 90 deg. 52 min. 40 sec. and run to the right in a Southerly direction for a distance of 263.64 feet to a point; thence turn an interior angle 90 deg. 31 min. 30 sec. and run to the right in a Westerly direction for a distance of 408.67 feet to a point; thence turn an interior angle of 90 deg. 00 min. 00 sec. and run to the right in a Northerly direction for a distance of 273.69 feet to the point of beginning; being situated in Shelby County, Alabama. Described parcel also includes and is subject to a sixty foot easement for ingress and egress lying 30 feet on either side of a line described as follow: Commence at the Northwest corner of described parcel and run in a Southerly direction along the West line of said parcel for a distance of 1187.19 feet to the P.C. of a curve to the left having a central angle of 25 deg. 10 min. 10 sec. and a radius of 1450.00 feet; thence run along said curve in a southerly to Southeasterly direction for a distance of 636.97 feet to a point; thence run tangent to said curve in a Southeasterly direction for a distance of 705.51 feet to the Northwesterly right of way of Shelby county, Highway 119; being situated in Shelby County, Alabama.

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