

TITLE NOT EXAMINED
NO OPINION EXPRESSED

This instrument was prepared by
Claude M. Moncus, Esquire
(Name) CORLEY, MONCUS & WARD, P.C.
Post Office Box 59807
(Address) Birmingham, Alabama 35259-0807

Send Tax Notice To: Ken and Teena Dyson
name
1280 Highway 93
address
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ken Dyson and wife, Teena Dyson (herein referred to as grantors) do grant, bargain, sell and convey unto Ken Dyson and wife, Teena Dyson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama and run south along the west line of said 1/4-1/4 section a distance of 552.03 feet; thence turn 77°33'38" left and run southeasterly 390.02 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 202.21 feet; thence turn 60°23'40" left and run northeasterly 239.32 feet; thence turn 2°28'39" right and run northeasterly for 132.65 feet; thence turn 8°20'14" left and run 148.59 feet; thence turn 108°58'51" left and run northwesterly 206.11 feet; thence turn 94°16'39" right and run northeasterly 135.80 feet; thence turn 128°40'50" left and run southwesterly 82.35 feet; thence turn 51°19'10" left and run southwesterly 82.81 feet; thence turn 77°35'59" right and run westerly 269.82 feet; thence turn 42°09'02" left and run southwesterly 294.84 feet; thence turn 68°18'49" left and run southeasterly 59.25 feet to the point of beginning of a curve to the left, said curve having a radius of 312.39 feet; thence run southeasterly along said curve 257.98 feet to the point of a tangent to said curve; thence run along the tangent to said curve at said point for 22.32 feet to the point of beginning of a curve to the right, said curve having a radius of 410.65 feet; thence run along said curve for 70.09 feet to the point of beginning. Containing 5.91 acres.

\$ - 0 - of the Purchase Price was paid from the proceeds of a mortgage recorded 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, they have hereunto set their hand(s) and seal(s), this 25 day of August, 19 96. Inst # 1996-28536

Ken Dyson (Seal)
KEN DYSON
Teena Dyson (Seal)
TEENA DYSON
(Seal)

08/30/1996-28536 (Seal)
08:37 AM CERTIFIED (Seal)
SHELBY COUNTY JUDGE OF PROBATE (Seal)
301 MCD 9,00 (Seal)

STATE OF ALABAMA

General Acknowledgment

COUNTY

I, Harvi J. Gilbert, a Notary Public in and for said County, in said State, hereby certify that Ken and Teena Dyson whose name(s) 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 25th day of August, A.D., 19 96

Harvi J. Gilbert
Notary Public

Inst # 1996-28536