

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

KENNETH W. HOLLIS, SR.
644 CAMP BRANCH ROAD
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY FIVE THOUSAND and 00/100 (\$75,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, BETTY H. THOMAS, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KENNETH W. HOLLIS, SR. and LINDA K. HOLLIS, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTOR FOR A DISTANCE OF 674.39 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF AN UNNAMED GRAVEL ROAD; THEN TURN AN ANGLE OF 82 DEGREES 40 MINUTES 24 SECONDS TO THE LEFT AND RUN SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD FOR 140.54 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A CENTRAL ANGLE OF 2 DEGREES 10 MINUTES AND A RADIUS OF 4596.07 FEET; THEN IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD AND THE ARC OF SAID CURVE FOR 174.00 FEET, MORE OR LESS, TO THE END OF SAID CURVE; THEN TURN AN ANGLE OF 96 DEGREES 14 MINUTES 36 SECONDS TO THE LEFT FROM THE CHORD OF SAID CURVE AND RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 722.10 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THEN TURN AN ANGLE OF 91 DEGREES 59 MINUTES 51 SECONDS TO THE LEFT AND RUN IN A NORTHERLY DIRECTION ALONG SAID EAST LINE FOR 312.33 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Covenants, conditions, restrictions, limitations and release of damages as set out in Deed Book 331, page 174.
3. Less and except any part of subject property lying within the right of way of a public road.
4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 337, page 835.

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\$25,000.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BETTY H. THOMAS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of August, 1998.

Betty H. Thomas
BETTY H. THOMAS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BETTY H. THOMAS, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of August, 1998.

Robert Ral
Notary Public

My commission expires:

7/11/02

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