SEND TAX NOTICE TO:

| | (Name) Stephen Lee Grefseng 1800 Alex Mill Road |
|--|--|
| This instrument was prepared by | (Address) Montevallo, AL 35115 |
| (Name) Holliman, Shockley & Kelly 2491 Pelham Parkway | • |
| (Address) Pelham, AL 35124 | |
| FARM 1-1-5 Rev. 5/82 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP — MAGIC CITY TITLE CO | MPANY, INC., BURMITHOUAM, ALABAMA |
| STATE OF ALABAMA SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS. | |
| That in consideration of One Hundred Seventy-Eight Thousand, Five Hundred & no/100-DOLLARS | |
| to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt who reof is acknowledged, we. | |
| William A. McNeely, III and wife Peggy M. McNeely therein referred to as grantors) do grant, bargain, sell and convey unto | |
| Stephen Lee Grefseng and Lori L. Grefseng | |
| (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate—situated in | |
| Shelby County, Alabama to wit: | |
| See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument. | |
| SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any. | |
| \$ 160,650.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith. | |
| Inst # 1998-37037 | |
| 09/22/1998-37037 03:08 FH CERTIFIED SHELBY COUNTY DUDGE OF PROBATE 002 CRH 29.00 | |
| 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, We have hereunto set OUT | hand(s) and seal(s), this10th |
| day of September , 19 98. | • |
| | - h |
| (Sarl) | Willia 22 11 hor 1500 |
| W: | lliam A. McNeely, III |
| (Seal) | (Seal) |
| STATE OF ALABAMA SHELBY COUNTY | aggy M. McNeely (Seal) |
| | |
| the undersigned authority hereby certify that William A. McNeely, ITT and wife Peggy M. McNeely whose name 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 10th day of | September A.D., 19 98 |
| 82902 | Notary Public |

EXHIBIT "A"

Begin at the Northwest corner of the Northwest % of the Northwest % of Section 13, Township 22 South, Range 3 West, Shelby County, Al., and run South along the West line of gaid % - % Section 1139.62 feet to a point on the Northwest right of way line of Shelby County Highway No. 12, thence an angle left of 119 degrees, 42 minutes and run Northwast along said right of way line a distance of 235.20 feet; thence an angle left of 60 degrees, 18 minutes and run North 109.70 feet; thence an angle left of 1 degree, 29 minutes and run northerly 155.97 feet to the Point of a curve to the right, having a central angle of 36 degrees, 37 minutes; thence along arc of said curve, 71.92 feet; thence on tangent to said curve, run 75.90 feet to the point of curve to the left, having a central angle of 61 degrees, 09 minutes; thence along the arc of said curve 82.61 feet; thence on tangent to said curve, run 26.33 feet to the point of a curve to the right, having a central angle of 27 degrees, 51 minutes; thence along the arc of said curve 80.27 feet; thence on tangent to said curve, run North 435.02 feet to a point on the North line of said % - % section; thence west along said north line a distance of 256.72 feet to the Point of Beginning.

Public Road: Description of a dirt road located within the Northwest % of the Northwest % of Section 13, Township 22 South, Range 3 West, Shelby County, Alabama; said road being 10 feet on each side of a line described as follows; Begin at a point where the centerline intersects the West line of said % - % section at a point 955.78 feet south of the Northwest corner thereof; Looking north along the West line of said % - % section, turn an angle of 78 degrees, 31 minutes to the right and run Northeast 139.91 feet to the point of a curve to the left, having a central angle of 80 degrees; thence along the arc of said curve 114.30 feet; thence on tangent to said curve, run 87.28 feet to a point of curve to the right, having a central angle of 36 degrees, 37 minutes; thence along arc of said curve, 71.92 feet; thence on tangent to said curve, run 75.90 feat to the point of curve to the left, having a central angle of 61 degrees, 09 minutes; thence along the arc of said curve 82.61 feet; thence on tangent to said curve, run 26.33 feet to the point of curve right, having a central angle of 27 degrees, 51 minutes; thence along the arc of said curve, 80.27 feat; thence on tangent to said curve, run North 322.96 feet to the point of curve to the left, having a central angle of 89 degrees, 05 minutes; thence along the arc of said curve 136.87 feet; thence on tangent to said curve, run 167.5' more or less to a point on the West line of gaid % - % section. Situated in Shelby County, Alabama.

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