

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$161,450.00 to the undersigned
Grantor, Johnny C. Smith and Betty J. Smith, Husband
and Wife
has paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by
these presents, grant, bargain, sell and convey unto Carl H. Haga, Jr. and
Jennifer L. Haga, Husband and Wife (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 ATTACHED EXHIBIT A (LEGAL DESCRIPTION/METES AND BOUNDS)

Address of Property: 138 Big Oak Drive, Maylene, Alabama

Described property to become the homestead of Grantees.

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations,
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$129,160.00 of the purchase price is being paid by the proceeds of a first mortgage loan
executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such
survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is
lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good
right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 12 day of May, 2000.

By:

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Johnny C. Smith and Betty J. Smith, Husband and Wife

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 executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal, this 12 day of May, 2000.

Valerie A. Spland
Notary Public

Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Carl H. Haga, Jr.
138 Big Oak Drive
Maylene, AL 35114

05/16/2000-16110
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE'S OFFICE
42.50

Inst. # 2000-16110

EXHIBIT A

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, GO NORTH 1 DEGREE 45 MINUTES 30 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID 1/4-1/4 SECTION 728.50 FEET; THENCE SOUTH 54 DEGREES 30 MINUTES 45 SECONDS WEST FOR 484.76 FEET TO THE EASTERLY BOUNDARY OF BIG OAK DRIVE; THENCE SOUTH 42 DEGREES 58 MINUTES EAST ALONG SAID EASTERLY BOUNDARY 612.00 FEET TO THE POINT OF BEGINNING.

Inst # 2000-16110

05/16/2000-16110
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 43.50