

THIS INSTRUMENT PREPARED BY:
BURETTE, WOOLLEY & BURETTE, ATTORNEYS AT LAW
1936 EDWARDS LAKE ROAD, SUITE 126
BIRMINGHAM, ALABAMA 35226

SEND TAX NOTICE TO:
BURGIS E. UNDERWOOD
MILDRED G. UNDERWOOD
CHRISTOPHER SHANE IVEY
12215 HWY 11
CIBOLA, ALABAMA 35043

WARRANTY DEED - JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of ONE HUNDRED TWELVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

H. HAROLD BRITTON AND WIFE, BETTY J. BRITTON

(herein referred to as grantors) do grant, bargain, sell and convey unto

NORRIS E. UNDERWOOD, MILDRED G. UNDERWOOD AND CHRISTOPHER SHANE IVEY

(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 legal description that was omitted from first recording

Inst # 2000-06614

03/02/2000-06614
02:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 42.50

Subject to easements, restrictions and reservations of record.
\$78400.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, if being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 28TH day of FEBRUARY, 2000

WITNESS:

_____(Seal)

H. Harold Britton (Seal)
H. HAROLD BRITTON

_____(Seal)

Betty J. Britton (Seal)
BETTY J. BRITTON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. HAROLD BRITTON AND WIFE, BETTY J. BRITTON 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of FEBRUARY, 2000

[Signature]
Notary Public
My commission expires: 5-14-2001

I certify this to be a true and correct copy
Christina Lopez Submitter
Probate Judge
Shelby County
June 7, 2000

Inst # 2000-19614
06/12/2000-19614
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 13.00

Commence at the Southeast corner of the Northeast ¼ of the Southeast ¼ of Section 29; thence in a Northerly direction along the East line of said ¼ - ¼ Section, a distance of 920.34 feet to a point on the Northwest Right of Way Line of Shelby County Highway No. 11, said point being the Point of Beginning; thence continue along last described course a distance of 272.83 feet to the East bank of Cooper Creek; thence 178°-00'-03" left, in a Southwesterly direction along said creek bank, a distance of 95.19 feet; thence 52°-00'-35" right, in a Southwesterly direction along said creek bank, a distance of 252.54 feet; thence 58°-24'-44" right, in a Northwesterly direction along said creek bank, a distance of 141.83 feet; thence 114°-17'-59" left, in a Southerly direction a distance of 197.72 feet to a point on the Northwest Right of Way Line of said Shelby County Highway No.11, said point also being on a curve to the right, said curve having a radius of 1949.80 feet and a central angle of 10°-20'-22"; thence 112°-15'-47" left to tangent of said curve; thence along arc of said curve, in a Northeasterly direction along said Right of Way Line, a distance of 351.86 feet to end of said curve and the point of Beginning.

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11:01 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MMS 13.00