

SEND TAX NOTICE TO: W. SHAWN DOUGLAS AND JODIE LYNN DOUGLAS AND JACQUELINE DOUGLAS, 250 CEDAR LAKE DRIVE, CALERA, AL 35040-3468

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONDSIDERATIONS, to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), JAMES D. HOLT AND WIFE, REGINA S. HOLT (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, W. SHAWN DOUGLAS AND WIFE, JODIE LYNN DOUGLAS AND JACQUELINE DOUGLAS, A MARRIED WOMAN (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL II:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN THENCE SOUTH 02 DEGREES 24' 30" WEST FOR 337.87 FEET; RUN THENCE SOUTH 86 DEGREES 16' 15" EAST FOR 513.72 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 87 DEGREES 56' 43" EAST FOR 666.99 FEET; RUN THENCE SOUTH 23 DEGREES 08' 03" EAST FOR 289.00 FEET; RUN THENCE NORTH 72 DEGREES 53' 51" EAST FOR 265.00 FEET TO THE SOUTHERN RIGHT OF WAY OF COUNTY ROAD NUMBER 63, RUN THENCE SOUTH 39 DEGREES 37' 35" EAST ALONG SAID RIGHT OF WAY FOR 8.78 FEET; RUN THENCE SOUTH 39 DEGREES 33' 24" EAST ALONG SAID RIGHT OF WAY FOR 256.45 FEET; RUN THENCE NORTH 87 DEGREES 27' 11" WEST FOR 1746.14 FEET; RUN THENCE NORTH 04 DEGREES 31' 48" EAST FOR 40.14 FEET; RUN THENCE SOUTH 84 DEGREES 26' 36" EAST FOR 252.70 FEET; RUN THENCE NORTH 89 DEGREES 13' 10" EAST FOR 215.43 FEET; RUN THENCE SOUTH 88 DEGREES 36' 29" EAST FOR 107.81 FEET; RUN THENCE NORTH 06 DEGREES 19' 19" WEST FOR 324.74 FEET TO THE POINT OF BEGINNING.
SAID LAND BEING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.
CENTERLINE DESCRIPTION OF 20 FOOT INGRESS-EGRESS EASEMENT:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN THENCE SOUTH 02 DEGREES 24' 30" WEST FOR 435.43 FEET; RUN THENCE NORTH 86 DEGREES 56' 32" WEST FOR 3.61 FEET; RUN THENCE SOUTH 04 DEGREES 31' 48" WEST FOR 235.48 FEET; RUN THENCE SOUTH 84 DEGREES 26' 36" EAST FOR 252.70 FEET; RUN THENCE NORTH 89 DEGREES 13' 10" EAST FOR 61.15 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 02 DEGREES 16' 18" WEST FOR 17.59 FEET; RUN THENCE SOUTH 87 DEGREES 34' 24" EAST FOR 932.33 FEET; RUN THENCE IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 272.64 FEET FOR AN ARC LENGTH OF 127.62 FEET; RUN THENCE NORTH 65 DEGREES 43' 14" EAST FOR 256 FEET, MORE OR LESS, TO THE RIGHT OF WAY OF COUNTY ROAD NUMBER 63.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Right of Way to Calera, recorded in Real 221, Page 755, in the Probate Office of Shelby County, Alabama.
- (5) Subject to Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
- (6) Subject to Less and Except any part of subject property lying within a road right of way.

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 said GRANTEES, their heirs and assigns, that I(we) am(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), on JULY 19, 2001.

James D. Holt
JAMES D. HOLT
Regina S. Holt
REGINA S. HOLT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JAMES D. HOLT AND WIFE, REGINA S. HOLT, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 19, 2001.

My commission expires:

2-5-2003

Alan R. Offens
Notary Public

2833-1002
Inst # 4541