R0209-0942

20021004000485510 Pg 1/3 158.00 Shelby Cnty Judge of Probate, AL 10/04/2002 13:53:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY: Charles L. Denaburg, Esq. NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

SEND TAX NOTICE TO:

issaingham, AL35213

George Dreher

Elizabeth H. Dreher

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of One Hundred Forty One Thousand and No/100 Dollars (\$141,000.00), in hand paid to the undersigned, BANCORPSOUTH BANK ("GRANTOR"), by GEORGE DREHER AND ELIZABETH H. DREHER, Husband and Wife, ("GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES, as joint tenants with right of survivorship, the real estate, located and situated in Shelby County, Alabama, described on Exhibit A attached hereto and incorporated herein by reference.

SUBJECT TO:

- 1. Ad valorem taxes for the year, 2002 and subsequent years not yet due and payable.
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 178, Page 632.

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.

To have and to hold unto the said GRANTEES, their heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, whose name is Mark

Reiber, who is authorized to execute this conveyance, has hereto set his signature and seal, this 19th day of September, 2002.

IN WITNESS WHEREOF, we, the GRANTEES, have hereunto set our hands and seals, this 19th day of September, 2002.

GRANTOR:

BANCORPSOUTH BANK

(SEAL)

BY: Mark Reiber ITS: Vice President

GRANTEES:

(SEAL)

GEORGE DREHER

(SEAL) ELIZABETH H. DREHER

THE STATE OF ALABAMA) COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark Reiber, whose name as Vice President of BancorpSouth Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 19th day of September, 2002.

Susa B. Shook

NOTARY PUBLIC

My commission expires: //28/0 4

THE STATE OF ALABAMA) COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that George Dreher and Elizabeth H. Dreher, whose names are signed to the foregoing conveyance as GRANTEES, 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 19th day of September, 2002.

NOTARY PUBLIC
My commission expires: 1/28/06

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EXHIBIT A

Legal Description

PARCEL I:

Lot 2, Morse Estates Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, Page 51.

PARCEL II:

A parcel of acreage lying in the Northwest ¼ of the Northwest ¼ of Section 4, and the Northeast ¼ of the Northeast ¼ of Section 5, both in Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Beginning at the Southeast corner of Lot 2, Morse Estates Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 16, Page 51, and being marked by an existing old rebar being on the Northwest right of way line of Shelby County Highway No. 55, run in a Westerly direction along the South line of said Lot 2, for a distance of 1,005.58 feet to the Southwest corner of said Lot 2; thence turn an angle to the left of 90 degrees and run in a Southerly direction for a distance of 235.0 feet to an existing iron rebar; thence turn a measured angle to the left of 75 degrees 47 minutes 25 seconds and run in a Southeasterly direction a distance of 453.43 feet to an existing iron rebar; thence turn an angle to the left of 18 degrees 40 minutes 33 seconds and run in a Northeasterly direction for a distance of 146.72 feet to an existing crimp iron pin; thence turn a measured angle to the right of 2 degrees 03 minutes 59 seconds and run in an Easterly direction for a measured distance of 169.19 to an existing crimp iron pin; thence turn an angle to the right of 1 degrees 25 minutes 11 seconds and run in an Easterly direction for a distance of 123.66 feet to an existing crimp iron pin being on the West right of way line of Shelby County Highway No. 55; thence turn an angle to the left and run in a Northeasterly direction along said West right of way line of Shelby County Highway No. 55 for a distance of 349.60 feet, more or less, to the point of beginning.