

20041109000616150 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
11/09/2004 09:34:00 FILED/CERTIFIED

STATE OF ALABAMA)  
SHELBY COUNTY)

WARRANTY DEED

\$ 2,200,000.00

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of TEN DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **JAMES L. SUGGS and spouse, CARI P. SUGGS** (GRANTORS) do grant, bargain, sell and convey unto **JAMES L. SUGGS and CARI P. SUGGS, an undivided fifty percent interest and NORMAN L. KING, an undivided fifty percent interest**(GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY, ALABAMA to-wit:

**THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.**

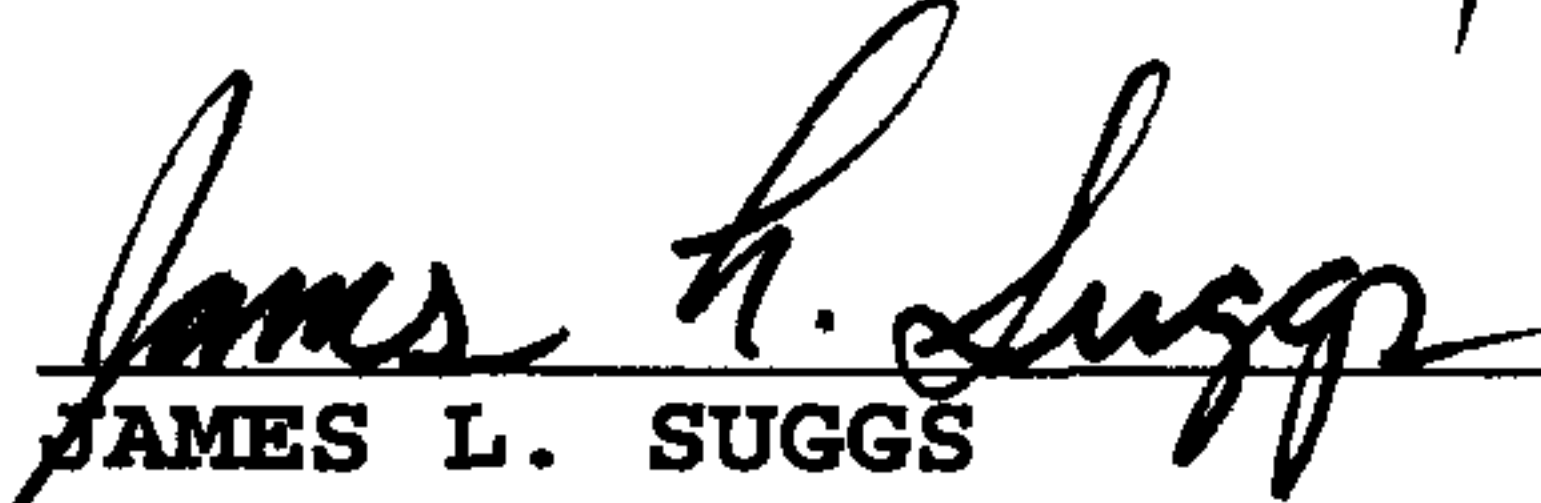
**SUBJECT TO:**


- ADVALOREM TAXES DUE OCTOBER 1, 2004.
- EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON RECORDED MAP.
- TITLE TO ALL MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTORS.
- RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 221, PAGE 352.
- RIGHT OF WAY TO JEFFERSON COUNTY VOLUME 2894, PAGE 412.

**ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**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, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTORS do for themselves, their heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

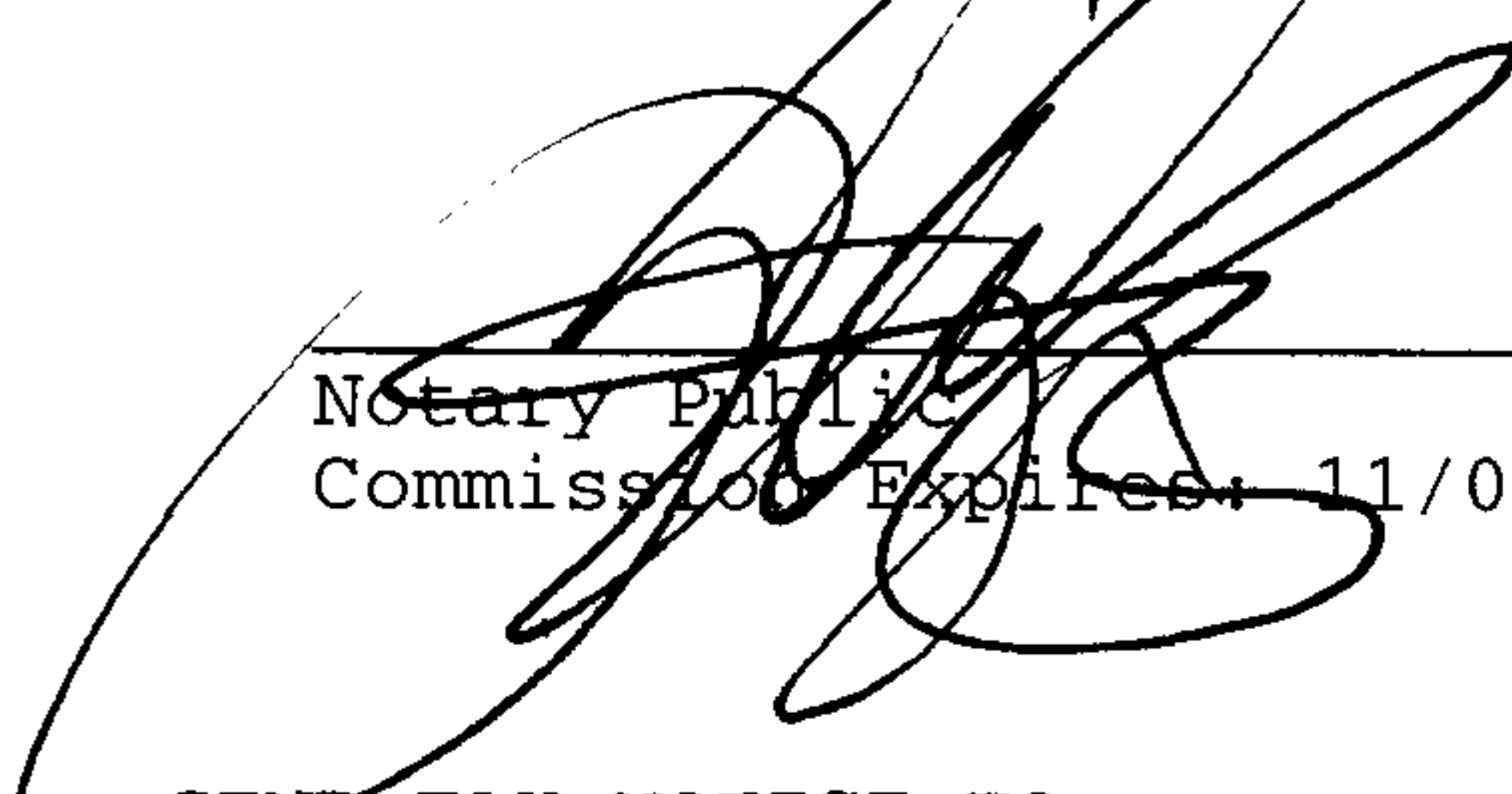
**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the <sup>14</sup> day of SEPTEMBER, 2004.

  
\_\_\_\_\_  
JAMES L. SUGGS SEAL

  
\_\_\_\_\_  
CARI P. SUGGS SEAL

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., P.C., a Notary Public, in and for said County in said State, hereby certify that **JAMES L. SUGGS and CARI P. SUGGS** whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this <sup>14</sup> day of SEPTEMBER, 2004.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY, SUITE 638  
BIRMINGHAM, AL 35209  
205 879 3400

SEND TAX NOTICE TO:  
JAMES L. SUGGS AND CARI P. SUGGS  
NORMAN L. KING  
1770 HIGHWAY 93  
HELENA, AL 35080  
28-08-1-002-022.000

EXHIBIT "A"

A parcel of land lying in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; Thence run East along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  for a distance of 847.02 feet to the POINT OF BEGINNING; thence continue along said line for a distance of 490.00 feet to a point; thence deflect an angle left of  $89^{\circ}13'40''$  and run North for a distance of 205.38 feet to a point; Thence deflect an angle left of  $74^{\circ}36'37''$  and run Northwest for a distance of 205.00 feet to a point; Thence deflect an angle left of  $57^{\circ}44'01''$  and run Southwest for a distance of 395.48 feet to the POINT OF BEGINNING.

ALSO a 15 foot easement for ingress and egress described as follows:

A strip of land located in the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; Thence run West along said  $\frac{1}{4}$   $\frac{1}{4}$  line for a distance of 847.02 feet to a point; Thence deflect  $41^{\circ}34'18''$  left and run a distance of 174.81 feet to the centerline of a 15.0 wide easement for Ingress and Egress; Thence deflect  $98^{\circ}40'23''$  left and run 35.19 feet to a point; Thence deflect  $12^{\circ}45'19''$  right and run 112.67 feet to a point; Thence deflect  $8^{\circ}38'26''$  left and run 47.28 feet to a point; Thence deflect  $10^{\circ}20'44''$  left and run 21.83 feet to a point; Thence deflect  $22^{\circ}24'19''$  left and run 33.10 feet to a point; Thence deflect  $17^{\circ}05'51''$  left and run 114.22 feet to a point; Thence deflect  $45^{\circ}25'34''$  left and run 34.77 feet to a point; Thence deflect  $22^{\circ}13'31''$  right and run 22.13 feet to a point; Thence deflect  $85^{\circ}38'26''$  right and run 36.29 feet to a point; Thence deflect  $19^{\circ}42'10''$  right and run 48.96 feet to a point; Thence deflect  $12^{\circ}47'05''$  left and run 57.92 feet to a point; Thence deflect  $17^{\circ}58'33''$  left and run 80.94 feet to a point; Thence deflect  $10^{\circ}44'24''$  right and run 66.44 feet to a point; Thence deflect  $8^{\circ}30'34''$  left and run 26.96 feet to a point, said point lying on the South right of way of Shelby County Highway #93 having a 60.00 right of way and being the end of the 15.0 easement.

JLS  
CS