

The preparer of this document did not have the benefit of a survey

This instrument was prepared by:

✓ William P. Sproule, Attorney at Law
P.O. Box 492
Pleasant Grove, AL 35127

Address for taxes:

Charles and Susan Glaze
261 Meadow Lane
Harpersville, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety Four Thousand Ninety Four (\$ 194,094.00) and no/100--Dollars and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, H.L. Conwill, a married man (herein referred to as GRANTOR) do hereby grant, bargain, sell and convey unto Charles Glaze and his wife, Susan Glaze (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 I

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 East.

Less and Except the following described parcel:

From a $\frac{1}{2}$ " pipe accepted as the Northeast corner of the Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 East, run thence West along the accepted North boundary of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ a distance of 1326.86 feet to a $\frac{3}{4}$ " rebar accepted as the Northwest corner of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence turn 89 degrees 25 minutes 26 seconds left and run 49.73 feet along an accepted segment of the West boundary of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ to a $\frac{1}{2}$ " rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along an accepted segment of the West boundary of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ a distance of 415.00 feet to a $\frac{1}{2}$ " rebar; thence turn 90 degrees 00 minutes 00 seconds left and run 61.95 feet to a $\frac{1}{2}$ " rebar; thence turn 40 degrees 03 minutes 50 seconds left and run 196.45 feet to a $\frac{1}{2}$ " rebar; thence turn 30 degrees 08 minutes 14 seconds right and run 102.39 feet to a $\frac{1}{2}$ " rebar; thence turn 08 degrees 16 minutes 32 seconds right and run 64.85 feet to a $\frac{1}{2}$ " rebar; thence turn 90 degrees 00 minutes 00 seconds left and run 94.60 feet to a $\frac{1}{2}$ " rebar; then turn 90 degrees 00 minutes 00 seconds right and run 78.77 feet to a $\frac{1}{2}$ " rebar; thence turn 16 degrees 54 minutes 48 seconds right and run 115.18 feet to a $\frac{1}{2}$ " rebar in the center of Meadow Lane; thence turn 89 degrees 54 minutes 50 seconds left and run 40.00 feet along said lane centerline to a $\frac{1}{2}$ " rebar; thence turn 90 degrees 05

Warranty Deed, Jointly with remainder to Survivorship
H.L. Conwill to
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minutes 10 seconds left and run 121.18 feet to a ½" rebar; thence turn 16 degrees 54 minutes 48 seconds left and run 84.71 feet to a ½" rebar; thence turn 23 degrees 25 minutes 43 seconds right and run 362.52 feet to a ½" rebar; thence turn 21 degrees 46 minutes 39 seconds left and run 37.45 feet to the point of beginning of herein described parcel of land. Situated in the N ½ f the Northwest ¼ of Southeast ¼ of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama.

PARCEL II

A parcel of land being and lying in the Northeast ¼ of the Southeast ¼, Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, being described as follows:

Begin at the Southwest corner of the Northeast ¼ of the Southeast ¼ of Section 1, Township 20 South, Range 2 East, thence in a Northerly direction along the West boundary of said forty 728 feet for a point of beginning of the land hereby conveyed; thence in a Northerly direction along said West boundary of said forty 288 feet; thence East 82 feet, more or less to the West boundary of a farm to market road; thence in a Southerly direction along the West boundary of said road 288 feet, more or less, to the Northeast corner of Lot belonging to James Clyde Sumners and his wife, Virginia Ann Sumners; thence West 82 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.


Less and except the following:

Begin at the Southwest corner of the Northeast ¼ of the Southeast ¼ of Section 1, Township 20 South, Range 2 East; thence run in a Northerly direction along the West line of said ¼ - ¼ section a distance of 728 feet to the point of beginning of the property herein conveyed; thence continue North along the West line of said ¼ - ¼ section 25 feet to a point; thence run East parallel to the South line of said ¼ - ¼ section 82 feet, more or less, to the West line of Shelby County Highway No. 85; thence run in a Southerly direction along the west line of said Highway No. 85 a distance of 25 feet to a point; thence turn West parallel to the South line of said ¼ - ¼ section 82 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 2006 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
3. Easements, rights of way and other reservations and restrictions of record, if any.

\$ 250,000.00 of the above purchase price paid from the proceeds of a first mortgage loan executed simultaneously herewith.


20060622000300760 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/22/2006 01:47:45PM FILED/CERT

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H.L. Conwill to
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NOTES:

- (1) The above conveyance does not constitute the homestead of the grantor or the grantor's spouse.
(2) H.L. Conwill and Hewitt L. Conwill are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.


And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal this 31st day of May, 2006.

H.L. Conwill
H.L. CONWILL

GENERAL ACKNOWLEDGMENT

State of ALABAMA)
Shelby County)


20060622000300760 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/22/2006 01:47:45PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H.L. Conwill, a married man, whose name 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 this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2006.

[Signature]
Notary Public

My Commission Expires: 2-17-09