

SEND TAX NOTICE TO:

Name: John R. Saunders
 Address: c/o Saunders System, Inc.
 201 Office Park Drive
 Birmingham, AL 35223

This instrument was prepared by:
 Mike T. Atchison, Attorney at Law
 Post Office Box 822, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-ONE THOUSAND, ONE HUNDRED FORTY-ONE AND 25/100 Dollars (\$41,141.25) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, THOMAS M. POE, JR., a married man (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto JOHN R. SAUNDERS AND DORIS W. SAUNDERS, (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

That part of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 lying South of County Road #45; that part of the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 lying South and East of the Twin Pine Conference Center Road, all in Section 23, Township 18 South, Range 1 East. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 23, Township 18 South, Range 1 East; thence run West along the South line thereof for a distance of 1347.97 feet to the Southwest corner; thence turn right 90 deg. 55' 57" and run North along the West line thereof for a distance of 259.20 feet; thence right 60 deg. 14' 01" for a distance of 158.04 feet; thence left 23 deg. 07' 52" for a distance of 11.05 feet; thence right 54 deg. 35' 14" for a distance of 1201.33 feet to the East line thereof; thence right 87 deg. 38' for a distance of 288.13 feet to the point of beginning.

SUBJECT TO:

1. Taxes for 1986 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in deed recorded in Real Record 034, Page 530, in Probate Office.
3. Any part of caption lands that may lie within a public road.
4. Rights conveyed to David Bates for water impoundment as shown by instrument dated June 29, 1976, and recorded in Deed Book 299, Page 884, in the Probate Office of Shelby County, Alabama.
5. Unrecorded pole line permit granted by Grantor to Coosa Valley Electric Coop.
6. Matters not known to Grantor which would be revealed by an accurate survey or an inspection of the premises.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

TO HAVE AND 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.

Jack A

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of January, 1986.

Thomas M. Poe, Jr.
THOMAS M. POE, JR.

STATE OF ALABAMA
SHELBY COUNTY

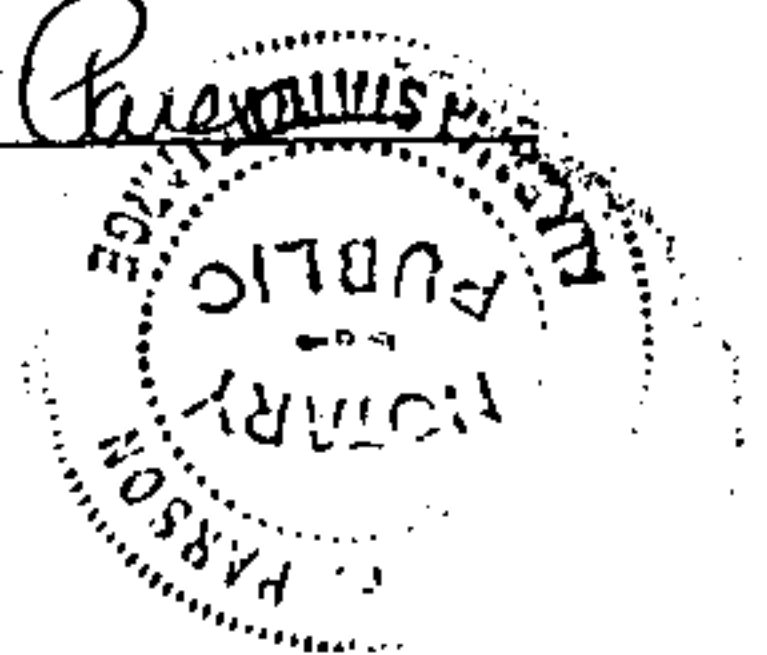
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that THOMAS M. POE, JR., 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, 1986.

My commission expires 10-16-88

Just F. Harrison
NOTARY PUBLIC



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JAN 21 AM 11:12

Thomas A. Harrison, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>41.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>47.50</u>