

SEND TAX NOTICE TO:

(Name) Mr. Peter J. Vorster

(Address) RT 1, Box 53-A
Harpersville, 35078

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82 This deed prepared based upon Commitment by SAFECO issued through Cahaba Title, Inc.
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND and No/100----- (\$8,000.00) DOLLARS
in hand paid and execution and delivery of the following described purchase money mortgage,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SAM E. ARNOLD and wife, JOYCE W. ARNOLD,

(herein referred to as grantors) do grant, bargain, sell and convey unto

PETER J. VORSTER and wife, ALLENE D. VORSTER,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Schedule "A" for legal description of real property conveyed by this deed. Also conveyed by this deed is One (1) 1976 Fleetwood mobile home, 24'x60', Serial #0039, whether such mobile home be regarded as real, personal or mixed property, and such mobile home is part of the security included in the mortgage of even date from Grantees herein to Grantors herein.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1986 and subsequent years, which became a lien on October 1, 1985, but are not due and payable until October 1, 1986. Taxes for 1986 have been prorated and are to be paid by Grantees.

2. Right-of-way granted to South Central Bell as shown by instrument recorded in Deed Book 322, at Page 196 in the Office of the Judge of Probate of Shelby County, Alabama.

3. Right-of-way granted to Seaboard Coast Line Railroad.

\$22,000.00 of the consideration for this deed is secured by a purchase money mortgage on the above described real property from the Grantees herein to the Grantors herein, which was executed and delivered simultaneously herewith.

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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 the said GRANTEES, their heirs and assigns, that I am (we 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. There is no warranty or representation as to the condition or quality or quantity of any improvement upon this real property or any part or portion of this real property.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th

day of May, 19 86.

WITNESS:

(Seal)

(Seal)

(Seal)

Sam E. Arnold
Sam E. Arnold (Seal)

Joyce W. Arnold
Joyce W. Arnold (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam E. Arnold and wife, Joyce W. Arnold, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th

day of May

Return to: Wade H. Morton

Wade H. Morton
Notary Public Seal

SCHEDULE "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Commence at the Northwest corner of the East 1/4 of the SE 1/4 of the NW 1/4 of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama, thence run South a distance of 1963.25 feet to point of beginning; thence continue South along the West line of the East 1/4 of the NE 1/4 of the SW 1/4 of said Section 35 a distance of 401.15 feet to the Northeast right-of-way line of a railroad; thence angle left 67 degrees 24 minutes 30 seconds and run Southeasterly 216.62 feet along said right-of-way line; thence angle left 112 degrees 35 minutes 30 seconds and run North 484.36 feet; thence angle left 90 degrees and run 200.0 feet to point of beginning, said property containing 2.032 acres, more or less, according to survey.

Commence at the Northwest corner of the East 1/4 of the SE 1/4 of the NW 1/4 of Section 35, Township 19 South, Range 1 East, Shelby County, Alabama, thence run South a distance of 1562.1 feet to point of beginning; thence continue South along the West line of the East 1/4 of the NE 1/4 of the SW 1/4 of said Section 35 a distance of 400.06 feet; thence angle left 90 degrees for a distance of 200.0 feet; thence angle left 90 degrees for a distance of 400.06 feet; thence angle left 90 degrees for a distance of 200.0 feet to point of beginning, said property containing 1.835 acres, more or less, according to survey of Charles A. Browne, Registered Land Surveyor #10083.

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SIGNED FOR IDENTIFICATION:

Sam E. Arnold
Sam E. Arnold

Joyce W. Arnold
Joyce W. Arnold

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

1986 JUN -5 PM 4:07

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 800
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	1400