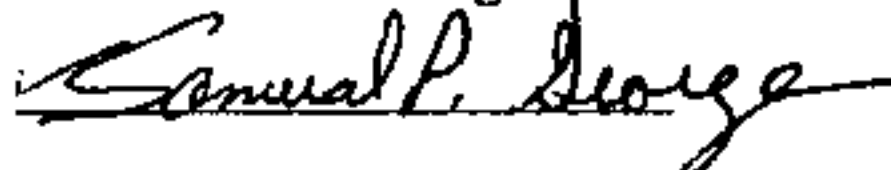


This instrument was prepared by:  
Mike T. Atchison, Attorney at Law  
Post Office Box 822, Columbiana, Alabama 35051

Samual P. George



## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETEEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$19,500.00) 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 SAMUAL P. GEORGE AND REBECCA G. GEORGE, (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said NE 1/4; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly right of way line of a County Road; thence 57 degrees 03 minutes right, in a Southwesterly direction along said right of way line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence continue in a Southwesterly direction along said curve and right of way line, a distance of 394.16 feet to point of beginning; thence continue along said curve and right of way line, a distance of 210.00 feet; thence 90 degrees 26 minutes 13 seconds right from a line tangent to said curve, in a Northwesterly direction, a distance of 435.02 feet; thence 84 degrees 15 minutes 30 seconds right, in a Northeasterly direction, a distance of 370.88 feet; thence 114 degrees 08 minutes 59 seconds right, in a Southeasterly direction, a distance of 504.01 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Reynolds & Varner, Inc., dated April, 1985.

## SUBJECT TO:

1. Taxes for 1987 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in deed recorded in Deed Book 357, Page 82, in Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 221, Page 351, in the Probate Office of Shelby County, Alabama.
4. Oil and Gas Lease from Champion International Corporation to Louisiana Land and Exploration Company dated 1st August 1981, as referred to in Declaration of Lease from Champion International Corporation to The Louisiana Land and Exploration Company, dated 1st December 1981 and recorded in Deed Book 339, Page 146. All rights to the use of surface of caption lands are released from said lease by instrument dated 2nd February 1984 and recorded in Misc. Book 55, Page 151, in the Probate Office of Shelby County, Alabama.
5. Subject to building set back lines and restrictions as set forth in deed recorded in Real Record 029, Page 406, in the Probate Office of Shelby County, Alabama.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11 day of October, 1986.

  
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 11 day of October, 1986.

My Commission Expires September 20, 1988

My commission expires 11

1986 NOV 12 PM 3:01

NOTARY PUBLIC

1. Notary Fee \$ 2.00  
2. Notary Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL \$ 5.50