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SEND TAX NOTICE TO:

Mr. & Mrs. James Estes
4918 Windwood Circle
Birmingham, AL 35243

This instrument was prepared by:

John G. Lowther, Attorney at Law
Suite 1624-2121 Bldg.
Birmingham, AL 35203

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred, Fifty-two Thousand and no/100 (\$252,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sally Sorrell Chew, an unmarried woman and Susan Sorrell Webster, a married woman, individually and as Co-executrix of the Estate of Sally Sparrow Sorrell, Deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto James Estes and wife, Mary Ellen Estes, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

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A parcel of land situated part in the SE 1/4 of Section 14, part in the NE 1/4 of Section 23, and part in the NW 1/4 of Section 24, all in Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of Section 23 and go South 02 deg. 06 min. 38 sec. West along the East boundary of said Section, 547.72 feet to a point on the tangent of Highway 119; thence North 15 deg. 24 min. 33 sec. East for 160.60 feet to a point on a curve on the Westerly boundary of said Highway and the point of beginning; thence North 48 deg. 37 min. 42 sec. West for 1431.02 feet to the center of Bishop Creek; thence nine courses along said center of creek as follows: (go South 67 deg. 24 min. West for 50.76 feet; thence South 86 deg. 42 min. 09 sec. West for 73.46 feet; thence South 31 deg. 26 min. 52 sec. West for 60.48 feet; thence South 83 deg. 56 min. 36 sec. West for 123.29 feet; thence South 52 deg. 33 min. West for 74.37 feet; thence South 37 deg. 25 min. 20 sec. West for 123.56 feet; thence South 82 deg. 28 min. 41 sec. West for 73.96 feet; thence South 45 deg. 15 min. 26 sec. West for 195.80 feet; thence South 72 deg. 21 min. 35 sec. West for 33.78 feet; thence South 45 deg. 01 min. East for 1643.84 feet to a point on the curve on the Westerly boundary of 119, said curve having a central angle of 12 deg. 53 min. 26 sec. and a radius of 3687.06 feet; thence Northeasterly along said curve 829.52 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1988 are a lien, but not due and payable until October 1, 1988.
2. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 257 page 172; Deed Book 135 page 31 and Deed Book 216 page 155 in Probate Office.
3. Subject to that part of property lying within a flood area as shown on survey of David L. Waldrep, dated June 4, 1986.

Smith, Hynds

4. Less and except any part of subject property lying within the creek as shown by survey of David L. Waldrep, dated June 4, 1986.

5. Mineral and mining rights excepted.

This property does not constitute the homestead of the grantors herein.

Susan Sorrell Richardson and Susan Sorrell Webster are one and the same person.

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 we do for ourselves and our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of February, 1988.

WITNESS:

Individually and as Co-Executrix of the Estate of Sally Sparrow Sorrell, Deceased

Sally Sorrell Chew
SALLY SORRELL CHEW

Susan Sorrell Webster
SUSAN SORRELL WEBSTER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sally Sorrell Chew, an unmarried woman and Susan Sorrell Webster, a married woman 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 5th day of February, 1988.

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

88 FEB 10 AM 10:06

Thomas A. Spivey, Jr.
JUDGE OF PROBATE

John O. Lowther
NOTARY PUBLIC

1. Deed Tax \$ 252.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 258.00

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