

SEND TAX NOTICE TO: _____
(Name) Grantees
(Address) 1650 Carribean Circle
Alabaster, AL 35007

This instrument was prepared by
(Name) Douglas Rogers
(Address) 1920 Mayfair Drive Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand Two Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dogwood Forest Joint Venture

(herein referred to as grantors) do grant, bargain, sell and convey unto
Gary Lee Mattingly and Jo Ellen Mattingly

(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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Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3, West; thence run Northerly along East line of said 1/4 1/4 for a distance of 95.96 feet to the point of beginning; thence continue along last described course for a distance of 704.09 feet to the right of way line of a public road; thence turn an angle to the left of 121 deg. 41 min. 19 sec. and run along said right of way for a distance of 78.18 feet to the point of beginning of a curve to the left having a central angle of 25 deg. 37 min. 54 sec., and a radius of 123.85 feet; thence run along arc of said curve for a distance of 55.40 feet to the end of said curve; thence continue along said right of way for a distance of 147.83 feet to the point of beginning of a curve to the right, having a central angle of 8 deg. 51 min. 06 sec. and a radius of 1,368.88 feet; thence run along arc of said curve for a distance of 211.48 feet to the end of said curve; thence continue along said right of way for a distance of 394.91 feet; thence turn an angle to the left of 128 deg. 01 min. 21 sec. for a distance of 577.64 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to easements, restrictions, rights of way and building lines of record.
Subject to taxes for 1988.

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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29 day of March, 19 88

DOGWOOD FOREST JOINT VENTURE

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

[Signature]

Its General Partner

STATE OF ALABAMA }
_____ COUNTY }

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, for the State of Alabama at Large, hereby certify that David P. Byers whose name as as general partner of Dogwood Forest Joint Venture, 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 said conveyance, he as such general partner and with full authority, executed the same voluntarily for and as the act of said Joint Venture, as aforesaid.

Given under my hand this 29nd day of March 1988.


Notary Public, State at Large
My commission expires: 9/7/91

NOTARY PUBLIC
J. DOUGLAS RYE
NOTARY STATE OF ALABAMA

88 APR -1 AM 10:40

1. Dead Tax	\$ <u>28.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>34.50</u>

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