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THIS INSTRUMENT WAS PREPARED BY: TERRY G. ARNOLD
ROUTE 1 BOX 3A
MONTEVALLO, ALABAMA

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$1,200.00) TO THE UNDERSIGNED GRANTORS, ELEANOR M. AND TERRY G. ARNOLD, (HEREIN REFERRED TO AS GRANTORS) IN HAND PAID BY THE GRANTEEES HEREIN, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE SAID GRANTORS, DO BY THESE PRESENTS, GRANT, BARGAIN, SELL AND CONVEY UNTO LOUIE RAYMOND CATES JR. AND HIS WIFE, DEBORAH BEARDEN CATES (HEREIN REFERRED TO AS GRANTEEES) THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA TO-WIT:

BOOK 221 PAGE 211

BEGIN AT THE SOUTHEAST CORNER OF LOT 5, WALDEN SUBDIVISION AS RECORDED IN MAP BOOK 8, PAGE 48, OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA. THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERN RIGHT OF WAY OF MIDDLE STREET A DISTANCE OF 25.96 FEET TO A POINT ON THE RIGHT OF WAY LINE CORRESPONDING TO THE MIDDLE STREET CENTERLINE STATION 20 +20.01. THENCE TURN A 90 DEGREE DEFLECTION ANGLE TO THE LEFT AND CONTINUE ALONG THE RIGHT OF WAY LINE A DISTANCE OF 25.0 FEET AS THE RIGHT OF WAY ON THE SOUTHWESTERN SIDE OF MIDDLE STREET NARROWS FROM 100 FEET TO 75 FEET. THENCE TURN A 90 DEGREE DEFLECTION ANGLE TO THE RIGHT AND CONTINUE ALONG THE SOUTHWESTERN RIGHT OF WAY LINE TO THE INTERSECTION OF THE RIGHT OF WAY AND THE BANK OF SHOAL CREEK. THENCE NORTHWESTERLY ALONG THE BANK OF SHOAL CREEK TO A POINT OF INTERSECTION BETWEEN THE BANK OF SHOAL CREEK AND A LINE WHICH IS A SOUTHERLY EXTENSION OF THE WEST SIDE OF LOT 5. THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WEST SIDE OF LOT 5 TO THE SOUTHWEST CORNER OF LOT 5. THENCE SOUTHEASTERLY ALONG THE SOUTHERN BOUNDARY LINE OF LOT 5 TO THE SOUTHEAST CORNER OF LOT 5 AND THE POINT OF BEGINNING.

SUBJECT TO ALL RIGHTS, RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEEES, 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 GRANTEEES 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 GRANTEEES HEREIN SHALL TAKE AS TENANTS IN COMMON.

AND GRANTORS, FOR OURSELVES, OUR SUCCESSORS AND ASSIGNS,

↓ 127 Walden Court
Montevallo, Ala 35115

COVENANT WITH SAID GRANTEES, THEIR HEIRS OR ASSIGNS, THAT WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES, THAT THEY ARE FREE FROM ALL ENCUMBRANCES EXCEPT AS NOTED ABOVE, THAT WE HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID, AND THAT WE WILL, AND OUR HEIRS, EXECUTORS AND ADMINISTRATORS SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEES, THEIR HEIRS, EXECUTORS, AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 4 DAY OF January, 1989.

 (SEAL)
TERRY G. ARNOLD

 (SEAL)
ELEANOR M. ARNOLD

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT TERRY G. ARNOLD AND ELEANOR M. 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 HAVE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4 DAY OF January A.D., 1989

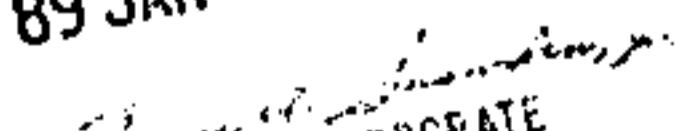

NOTARY PUBLIC

My Commission Expires October 9, 1990

BOOK 221 PAGE 212

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

89 JAN -6 AM 10:05


JUDGE OF PROBATE

1. Deed Tax	\$ 150
2. Mtg Tax	—
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	750