

SEND TAX NOTICE TO:

(Name) Don B. Farnham, Jr.
Charlotte Farnham
(Address) 2293 So. Sherrlyn Dr.
Birmingham, Alabama 35226

This instrument was prepared by

(Name) Robert C. Barnett
(Address) 1600 City Federal Building, B'ham, AL 35203 690

Form 1-1-5 Rev. 5/82

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 Fifty-One Thousand Five-Hundred Twenty-Five & NO/100 (\$51,525.00) DOLLARS

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

Development Properties, an Alabama General Partnership
(herein referred to as grantors) do grant, bargain, sell and convey unto

Don B. Farnham, Jr. and wife, Charlotte Farnham
(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 Exhibit "A" attached hereto and made a part hereof.

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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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 9th day of March, 19 89.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Barnett, as general partner of Development Properties, an Alabama General Partnership 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 9th day of March, A.D., 19 89
Larry Newman

DEVELOPMENT PROPERTIES, an Alabama General Partnership
BY: Robert C. Barnett (Seal)
Robert C. Barnett, as general partner (Seal)

(Seal)

EXHIBIT "A"

Lot 2, of Riverbend Trail Estates as being situated in a part of the SE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the SE corner of the SE 1/4 of the NW 1/4 of said Section 17; thence run North 00 deg. 19 min. 28 sec. West along the East line of said 1/4 1/4 Section a distance of 73.00 feet; thence run North 25 deg. 25 min. 37 sec. West a distance of 513.86 feet; thence run North 46 deg. 16 min. 57 sec. West a distance of 211.45 feet; thence run North 01 deg. 34 min. 44 sec. West a distance of 156.69 feet to the point on a curve to the right and having a radius of 50.00 feet, and a central angle of 27 deg. 02 min. 35 sec. and a arc length of 23.60 feet; thence run South 80 deg. 02 min. 55 sec. West along the chord of said curve a distance of 23.38 feet; thence leaving said curve run South 33 deg. 34 min. 12 sec. West a distance of 305.02 feet; thence run South 44 deg. 24 min. 50 sec. East a distance of 814.31 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, ingress and egress:

Commence at the Southwest corner of Lot 116 of Sandpiper Trail Subdivision Sector II, as recorded in Map Book 12 page 45 of the Probate Office of Shelby County; thence run North 43 deg. 29 min. 48 sec. West a distance of 25.45 feet to the centerline of a 50.00 foot right-of-way said right-of-way being Riverbend Trail, said point being the point of beginning; said point being on a curve to the right and having a central angle of 9 deg. 08 min. 20 sec. and a radius of 379.50 feet; thence run Southwesterly along said curve a arc distance of 60.53 feet to the radius of a 50.00 feet cul-de-sac; said point being the point of ending; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989. Parcel ID: 58-10-17-0-001-003.001.
2. Mineral and mining rights.
3. Rights of others to use the aforesaid granted easement of ingress and egress.
4. Subject to restrictions, covenants and conditions of Riverbend Trail Estates.

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

89 MAR 10 AM 8:46

JUDGE OF PROBATE

Robert C. Burt

1. Dead Tax \$ 12.00
2. Mig. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 18.00