

This instrument was prepared by: **Carl E. Chamblee, Jr.**
Attorney at Law
Suite 205 - 651 Beacon Parkway West Pelham, Alabama 35124
Birmingham, Alabama 35209

Please send tax notice to:
Mr. & Mrs. Billy R. Blain
729 Cross Creek Trail
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Twenty-Seven Thousand Five Hundred Seventy-Three and no/100 (\$27,573.00) Dollars, to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, Sheveria Ann Miller, Curator of the Estate of Mary L. Fondren, an incompetent, (herein referred to as grantors) do grant, bargain, sell and convey unto Billy R. Blain and wife, Sonne' B. Blain, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 89 deg. 58 min. 10 sec. East along the North line of said Section a distance of 1041.56 feet to the point of beginning; thence continue along last described course a distance of 366.31 feet to a point; thence South 15 deg. 23 min. 08 sec. East a distance of 1018.67 feet to a point in the center of a Branch; thence following the center of said Branch the following courses; South 52 deg. 20 min. 45 sec. West, 30.84 feet; South 24 deg. 44 min. 47 sec. West, 41.56 feet; South 30 deg. 31 min. 52 sec. West, 64.33 feet; South 64 deg. 11 min. 57 sec. West, 40.20 feet; North 80 deg. 34 min. 54 sec. West, 65.21 feet; South 80 deg. 00 min. 35 sec. West, 53.83 feet; South 86 deg. 58 min. 54 sec. West, 77.36 feet; South 65 deg. 07 min. 36 sec. West, 47.10 feet; South 51 deg. 19 min. 14 sec. West, 30.77 feet; South 37 deg. 53 min. 49 sec. West, 97.48 feet; North 87 deg. 14 min. 14 sec. West, 79.15 feet; North 53 deg. 20 min. 33 sec. West, 64.10 feet; North 80 deg. 54 min. 06 sec. West, 65.98 feet; North 62 deg. 52 min. 42 sec. West, 75.32 feet; North 73 deg. 11 min. 02 sec. West, 108.29 feet; North 69 deg. 36 min. 00 sec. West, 94.48 feet to a point on the South line of a call 4.5 acre tract as recorded in Book 343 page 267 of the Shelby County Deed Records; thence North 75 deg. 00 min. 22 sec. East along said South line a distance of 474.69 feet to a point; thence North 18 deg. 36 min. 14 sec. West a distance of 588.00 feet to a point; thence South 80 deg. 45 min. 47 sec. West a distance of 228.79 feet to a point; thence North 0 deg. 12 min. 37 sec. East a distance of 170.08 feet to a point; thence South 89 deg. 14 min. 37 sec. East a distance of 221.89 feet to a point; thence North 3 deg. 42 min. 48 sec. East a distance of 269.12 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted, containing 13.13 acres more or less.

Subject to current Ad Valorem Taxes.

Subject to Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 133 page 529 in Probate Office.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 92 Page 203 in Probate Office.

Subject to that part of property lying within a branch as shown by survey of Survconn dated May 11, 1986.

This deed is executed by and under the authority of that certain Order as decreed in Case Number CV 87 - 052 in the Circuit Court of Shelby County, Alabama.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
SHEVERIA ANN MILLER, AS CURATOR OF THE ESTATE OF MARY L. FONDREN,
AN INCOMPETENT, TO BILLY R. BLAIN AND WIFE, SONNE' B. BLAIN
PAGE NO. 2

TO HAVE AND TO HOLD to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted hereinabove, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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 5th day of April, 1989.

*Sheveria Ann Miller, Curator
of the Estate of Mary L. Fondren*

SHEVERIA ANN MILLER, CURATOR OF
THE ESTATE OF MARY L. FONDREN, AN
INCOMPETENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Carl E. Chamblee, Jr., a Notary Public in and for said County in said State, hereby certify that Sheveria Ann Miller, Curator of the Estate of Mary L. Fondren, an incompetent, 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, she, in her capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of April, 1989.

Carl E. Chamblee, Jr.
CARL E. CHAMBLEE, JR.
NOTARY PUBLIC

STATE OF ALA. SHER. BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 APR -6 PM 1:05

J. Thomas A. Snowdon Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 22.00
2. Mfr Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 34.00