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Prepared by: Trimmier and Associates, P.C. 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: Ronald P. Banker, Sr. and Carol D. Banker

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand Dollars (\$6,000.00) to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, Lena Mae Underwood, a widow (herein referred to as GRANTOR) do grant, bargain, sell and convey unto, Ronald P. Banker, Sr. and wife, Carol D. Banker (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 SOUTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE RUN NORTH ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION 28.75 FEET; THENCE TURN 90 DEGREES 36' 49" LEFT AND RUN WESTERLY 690.00 FEET; THENCE TURN 90 DEGREES 00' 00" LEFT AND RUN SOUTHERLY 156.00 FEET; THENCE TURN 90 DEGREES 00' 00" RIGHT AND RUN WESTERLY 548.28 FEET; THENCE TURN 90 DEGREES 00' 00" RIGHT AND RUN 156.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE TURN 14 DEGREES 50' 47" RIGHT AND RUN NORTHEASTERLY 290.12 FEET; THENCE TURN 105 DEGREES 10' 30" LEFT AND RUN WESTERLY 642.01 FEET TO THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HWY. NO. 55; THENCE TURN 74 DEGREES 57' 58" LEFT AND RUN SOUTHWESTERLY ALONG SAID HWY RIGHT OF WAY 97.41 FEET; THENCE TURN 85 DEGREES 03' 01" LEFT AND RUN SOUTHEASTERLY 206.14 FEET; THENCE TURN 75 DEGREES 14' 31" RIGHT AND RUN SOUTHWESTERLY 58.89 FEET; THENCE RUN LEFT 95 DEGREES 36' 35" AND RUN EASTERLY 206.86 FEET; THENCE TURN 91 DEGREES 20' 43" RIGHT AND RUN SOUTHERLY 58.10 FEET; THENCE TURN 90 DEGREES 53' 36" LEFT AND RUN EASTERLY 197.08 FEET TO THE POINT OF BEGINNING.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 do for myself and for my heirs, executors and administrators covenant with 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 above; that I have a good right to sell and convey the same as aforesaid; 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 and seal this 28 day of July, 1989.

State Tax \$ 6.00  
County Tax 2.50  
Doc Fee 3.00  
Notary Fee 11.50

89 JUL 28 PM 2:16  
JUDGE OF PEACE

Lena Mae Underwood (SEAL)  
Lena Mae Underwood

STATE OF ALABAMA Ala,  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lena Mae Underwood, a widow, 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 foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of July, 1989.

My Commission Expires: 11/23/92  
Blennie Heiser  
Notary Public

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