

This instrument was prepared by
(Name) William H. Halbrooks, Atty
(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Michael W. Underwood
name
5238 Cahaba Valley Cove
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED SEVENTY THOUSAND AND NO/100-----
----- DOLLARS (\$370,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Douglas S. Dickinson and wife, Barbara G. Dickinson

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael W. Underwood and wife, Patricia S. Underwood

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Inst # 1992-13649

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

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, we have hereunto set our hand(s) and seal(s), this 30th
day of June, 19 92.

_____(Seal) Douglas S. Dickinson (Seal)
_____(Seal) Barbara G. Dickinson (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
Douglas S. Dickinson and wife, Barbara G. Dickinson
whose name they 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of June A.D., 1992
William H. Halbrooks Notary Public

EXHIBIT "A"

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said Quarter-Quarter Section; thence in a Northerly direction along the West line of said Quarter-Quarter Section a distance of 668.55 feet; thence 92 degrees 30 minutes 44 seconds right in an Easterly direction a distance of 331.13 feet; thence 87 degrees 07 minutes 58 seconds right in a Southerly direction a distance of 669.0 feet; thence 92 degrees 54 minutes 40 seconds right in a Westerly direction a distance of 335.29 feet to the point of beginning.

Also, an easement for ingress and egress situated in the Northeast Quarter of the Northwest Quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at an iron pin locally accepted to be the Southwest corner of said Quarter-Quarter Section; thence run North along the West line of said Quarter-Quarter Section for a measured distance of 668.43 feet (668.55 deed) to an iron pin found; thence turn an angle to the right 92 degrees 30 minutes 44 seconds and run in an Easterly direction for a distance of 315.87 feet to the point of beginning of said easement; thence turn an angle to the right of 87 degrees 07 minutes 17 seconds and run in a Southerly direction a distance of 419.87 feet to a point; thence turn an angle to the left of 87 degrees 06 minutes 38 seconds and run in an Easterly direction for a distance of 15.02 feet to a point; thence turn an angle to the left of 92 degrees 53 minutes 22 seconds and run in a Northerly direction for a distance of 419.87 feet to a point; thence turn an angle to left of 87 degrees 07 minutes 17 seconds and run in a Westerly direction for a distance of 15.02 feet to the point of beginning.

Mineral and mining rights excepted.

Inst # 1992-13649

07/10/1992-13649
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 379.00