

This instrument was prepared by

Send Tax Notice To: J. Michael Altizer
name
480 Rock School Road
Harpersville, Alabama 35078
address

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred eighty one thousand and No/100 (181,000.00) DOLLARS

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

Donald L. Gray and Lynn F. Gray

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Michael Altizer and Nancy E. Altizer

(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 Legal Description on attached Exhibit "A".

Subject to taxes for 1993.

This conveyance is made subject to the following restrictive covenant which shall run with the land: No mobile home or modular home shall be permitted on subject property.

Inst # 1993-02398

01/26/1993-02398
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 36.50

\$153,850.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 20th day of January, 1993

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Donald L. Gray (Seal)

Lynn F. Gray (Seal)

_____(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Donald L. Gray and wife, Lynn F. Gray whose name S 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January A. D., 1993

Larry L. Halcomb

Notary Public.

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EXHIBIT "A"

LAND LOCATED IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SEC 31; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID SECTION, A DISTANCE OF 2784.65 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO 450; THENCE 84 DEGREES, 46 MINUTES, 07 SECONDS RIGHT, IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 174.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 505.95 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 186.66 FEET TO THE END OF SAID CURVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 121.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 436.98 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 139.18 FEET TO THE END OF SAID CURVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 804.48 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 206.60 FEET TO THE END OF SAID CURVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, A DISTANCE OF 332.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 637.19 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 142.66 FEET TO THE END OF SAID CURVE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 299.23 FEET; THENCE 77 DEGREES, 02 MINUTES, 15 SECONDS RIGHT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 562.03 FEET; THENCE 90 DEGREES RIGHT, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 443.00 FEET; THENCE 39 DEGREES 40 MINUTES, 49 SECONDS RIGHT, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 420.00 FEET; THENCE 50 DEGREES, 27 MINUTES, 17 SECONDS RIGHT, IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 378.00 FEET TO THE POINT OF BEGINNING.