

This instrument was prepared by:

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3800 Colonnade Parkway, Suite 650
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KEITH R. WHEELER
#23 Hwy 25
Columbiana, AL 35051

WARRANTY DEED (WITH SURVIVORSHIP)

STATE OF ALABAMA
COUNTY OF MORGAN

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIFTY-FIVE THOUSAND FIVE HUNDRED AND NO/100'S (\$55,500.00), to the GRANTORS, WILLIAM A. CONNOR, III AND WIFE, TERRI CONNOR, in hand paid by

KEITH R. WHEELER AND SUSAN AMANDA WHEELER

hereinafter referred to as GRANTEES, the receipt of which is hereby acknowledged, the said GRANTORS do hereby grant, bargain, sell and convey unto the said GRANTEES, as joint tenants, with the right of survivorship, the following described real estate, situated in SHELBY COUNTY, to-wit:

SEE ATTACHED EXHIBIT "A"

\$52,700.00 of the consideration stated hereinabove 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 the 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 in and to the property described hereinabove 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 the said GRANTORS and for GRANTORS' heirs, executors and administrators do hereby covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have a good right to sell and convey the same as aforesaid; that we will and for 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, the undersigned GRANTORS have hereunto set their hands and seals on this the 17 day of February, 1993.

THIS DEED IS BEING
RE-RECORDED TO INCLUDE
THE LEGAL DESCRIPTION OF
THE PROPERTY CONVEYED
HEREIN.

William A. Connor III
William A. Connor, III

Terri Connor
Terri Connor

Inst # 1993-12120
04/29/1993-12120
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.50

Inst # 1993-05743

03/02/1993-05743
08:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 KJS 12.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William A. Connor, III and wife, Terri Connor, whose names 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 within conveyance, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of February, 1993.

My Commission Expires:

2-5-95

Margaret M. Kee
Notary Public

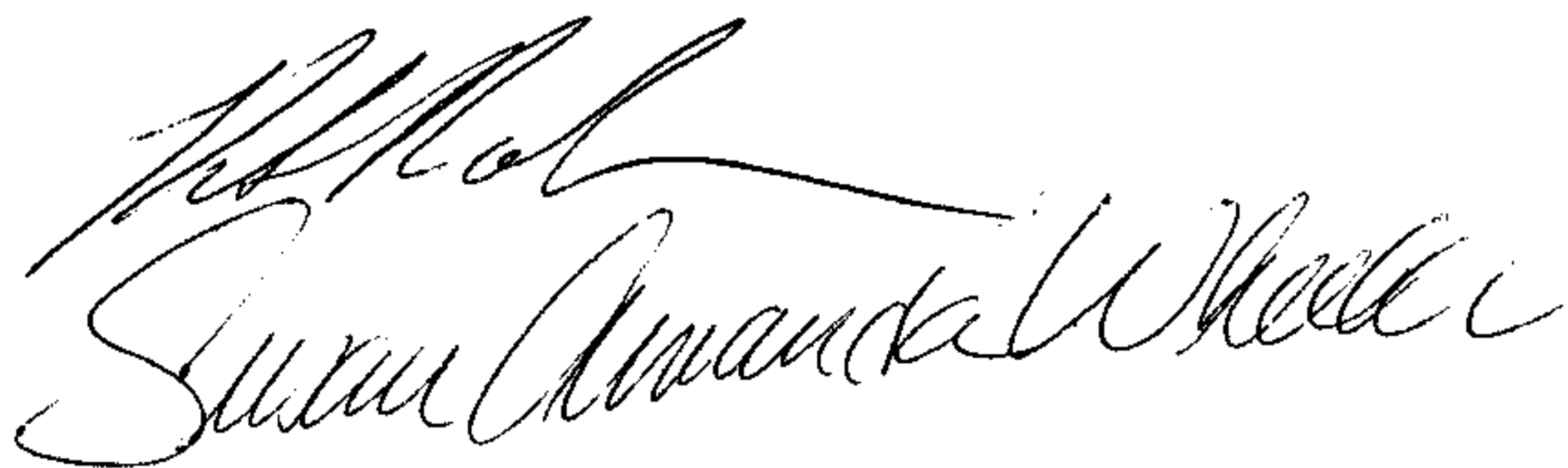
Inst # 1993-05743

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"EXHIBIT A"

A PART OF THE SE1/4 OF THE SE1/4 OF THE SE1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 0 DEG. 08 MIN. 38 SEC. WEST ALONG THE EAST LINE OF SAID 1/4-1/4-1/4 A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE SOUTH 0 DEG. 08 MIN. 38 SEC. WEST ALONG LAST DESCRIBED COURSE A DISTANCE OF 483.09 FEET TO AN EXISTING 2 INCH STEEL PIPE CORNER FOUND AT THE CORNER OF AN EXISTING FENCE; THENCE RUN SOUTH 85 DEG. 23 MIN. 54 SEC. WEST ALONG EXISTING FENCE LINE A DISTANCE OF 634.45 FEET TO A POINT WITHIN THE RIGHT OF WAY LIMITS OF ALABAMA HIGHWAY NUMBER 25; THENCE RUN NORTH 7 DEG. 18 MIN. 17 SEC. WEST ACROSS THE SAID HIGHWAY RIGHT OF WAY AND ALONG AN EXISTING FENCE LINE ACCEPTED BY THIS SURVEYOR AS AN OCCUPIED PROPERTY LINE FENCE BECAUSE OF THE AGE OF THE FENCE AND ITS ACCEPTANCE AS A PROPERTY LINE BY ADJACENT OWNERS IN PEACEFUL OCCUPATION OF ADJACENT PROPERTIES, A DISTANCE OF 193.09 FEET TO A POINT AT A FENCE CORNER; THENCE RUNNING WITH AND ALONG SUBJECT FENCE NORTH 3 DEG. 08 MIN. 36 SEC. WEST A DISTANCE OF 161.89 FEET TO A POINT AT A FENCE CORNER; THENCE CONTINUE ALONG AND WITH SUBJECT FENCE NORTH 5 DEG. 31 MIN. 10 SEC. EAST A DISTANCE OF 165.57 FEET TO A POINT AT A FENCE CORNER; THENCE RUN NORTH 88 DEG. 35 MIN. 25 SEC. EAST A DISTANCE OF 651.32 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. LESS AND EXCEPT THE RIGHTS OF WAY OF ALABAMA HIGHWAY NO. 25, AND SHELBY COUNTY HIGHWAY NO. 305. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN ALABAMA HIGHWAY #25 AND SHELBY COUNTY ROAD #305.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. CONNOR, III AND TERRI CONNOR BY DEED DATED 12-21-87, RECORDED IN BOOK 165 AT PAGE 73, WITH THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.



Inst # 1993-12120

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