

This instrument was prepared by

Send Tax Notice To: JAMES D. HOLT
name 250 Cedar Lake Drive
Calera, Alabama 35040
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fourteen Thousand and No/100----- DOLLARS

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

LOYD L. ANDERSON, an unmarried man

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

JAMES D. HOLT and REGINA S. HOLT

(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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$102,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-12656

05/05/1993-12656
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

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, I have hereunto set my hand(s) and seal(s), this 30th
day of April, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

LOYD L. ANDERSON (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LOYD L. ANDERSON, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, A. D., 19 93

My Commission Expires: 8-29-94

Notary Public.

EXHIBIT "A"

PARCEL 1

Commence at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West; run thence South 02 degrees 24 minutes 30 seconds West for 337.87 feet to the Point of Beginning; run thence South 86 degrees 16 minutes 15 seconds East for 513.72 feet; run thence South 06 degrees 19 minutes 19 seconds East for 324.74 feet; run thence North 88 degrees 36 minutes 29 seconds West for 107.81 feet; run thence South 89 degrees 13 minutes 10 seconds West for 215.43 feet; run thence North 84 degrees 26 minutes 36 seconds West for 252.7 feet; run thence North 04 degrees 31 minutes 48 seconds East for 235.48 feet; run thence South 86 degrees 56 minutes 32 seconds East for 3.61 feet; run thence North 02 degrees 24 minutes 30 seconds East for 97.56 feet to the Point of Beginning. Said land containing 4.16 acres and being in Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

CENTERLINE DESCRIPTION OF 20' INGRESS-EGRESS EASEMENT

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 20, Township 22 South, Range 2 West; run thence South 02 degrees 24 minutes 30 seconds West for 435.43 feet; run thence North 86 degrees 56 minutes 32 seconds West for 3.61 feet; run thence South 04 degrees 31 minutes 48 seconds West for 235.48 feet; run thence South 84 degrees 26 minutes 36 seconds East for 252.70 feet; run thence North 89 degrees 13 minutes 10 seconds East for 61.15 feet to the Point of Beginning; run thence South 02 degrees 18 minutes 18 seconds West for 17.59 feet; run thence South 87 degrees 34 minutes 24 seconds East for 932.33 feet; run thence in an easterly direction along a curve to the left having a radius of 272.64 feet for an arc length of 127.62 feet; run thence North 65 degrees 43 minutes 14 seconds East for 256 feet, more or less, to the right-of-way of County Road Number 63.

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