

This instrument was prepared by

(Name) William H. Halbrooks, Atty

(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Samuel A. Logue

name

5950 Highway 17

address

Helena, Alabama 35080

Inst # 1993-16261

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100-----
----- DOLLARS (\$129,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul Niven and wife, Cherrie Dale Niven

(herein referred to as grantors) do grant, bargain, sell and convey unto Samuel A. Logue and wife, Kelley C. Logue

(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 Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$103,200.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1993-16261

06/07/1993-16261
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.00

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, we have hereunto set our hand(s) and seal(s), this 24th
day of May, 19 93.

(Seal)

(Seal)

(Seal)



Paul Niven



Cherrie Dale Niven

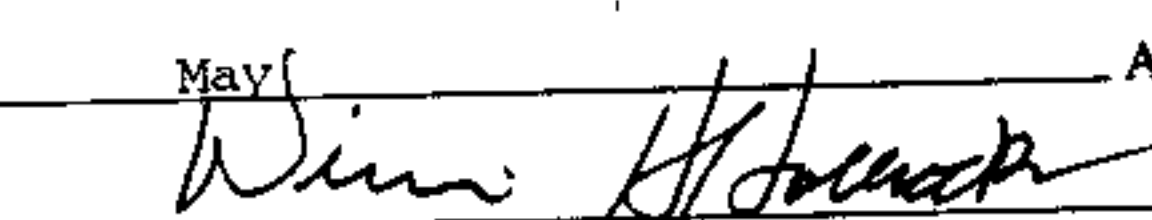
General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that
Paul Niven and wife, Cherrie Dale Niven
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 24th day of May, A.D., 1993


William H. Halbrooks

Notary Public

EXHIBIT "A"

Part of the SE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 3 West, described as follows: Commence at the NW corner of said 1/4 - 1/4 section and run southerly along the West boundary of said 1/4 - 1/4 section 338.51' to the point of beginning of the parcel of land herein described; thence continue southerly along said 1/4 - 1/4 line 214.89'; thence turn left 88° 46' 34" and run easterly 246.00' to a point on the northwesterly right of way line of County Road #17; thence turn left 100° 31' 55" and run northwesterly along said right of way line 42.53'; thence run northwesterly and along said right of way a distance of 109.97' along a tangential curve to the left having a radius of 2092.39' and a central angle of 03° 00' 41"; thence run northwesterly along said right of way and tangent to said curve 67.98'; thence turn left 76° 37' 12" and run westerly 203.98' to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1993-16261

06/07/1993-16261
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.00