

THIS INSTRUMENT PREPARED BY:
Beth O'Neill Roy
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Larry N. Wheeler
Elizabeth C. Wheeler
3031 Thrasher Drive
Hoover, AL 35244

Inst # 1993-2838

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINETY-SEVEN THOUSAND AND NO/100 (\$97,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we

KENNETH J. HAGER, JR., and wife, KATHY J. HAGER

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

LARRY N. WHEELER and wife, ELIZABETH C. WHEELER

(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.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are not due and payable until October 1, 1993, and ad valorem taxes for subsequent years.
2. Permit to Alabama Power Company recorded in Deed Book 236, Page 822, in the Probate Office of Shelby County, Alabama.
3. Oil and gas lease as recorded in Deed Book 338, Page 177, in said Probate Office.
4. Transmission line permits to Alabama Power Company in Deed Book 131, Page 490; Deed Book 213, Page 363 and Deed Book 236, Page 832, in said Probate Office.
5. Public road right of way to Shelby County, recorded in Deed Book 206, Page 682, in said Probate Office.
6. Overhead powerline as shown on survey of Frank N. Champion Reg. No. 6254, dated June 30, 1988.

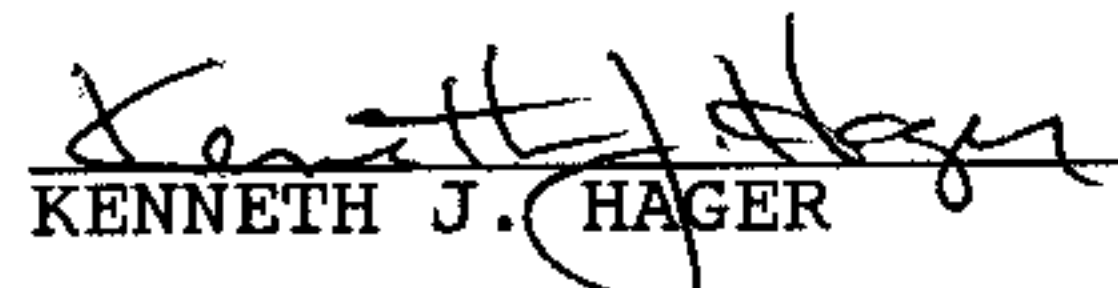
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7. Permit to Alabama Power Company recorded in Deed Book 194, Page 49, in said Probate Office.
8. Right of way to Shelby County recorded in Deed Book 206, Page 684, in said Probate Office.

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 we do, for ourselves and for our heirs, executors, administrators and assigns covenant with the said Grantees, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 10th day of September, 1993.

 (Seal)
KENNETH J. HAGER

 (Seal)
KATHY J. HAGER

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that KENNETH J. HAGER and KATHY J. HAGER, husband and wife, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 10th day of September, 1993.


Notary Public
My Commission Expires:
MY COMMISSION EXPIRES JANUARY 22, 1998

Exhibit "A"
Legal Description

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 20, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Beginning at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run South along the West boundary thereof for a distance of 692.23 feet; thence turn an angle to the left of 90° 42' 53" and run East for a distance of 1265.13 feet to the West right of way line of Shelby County Highway No. 49 (80' R.O.W.); thence turn an angle to the left of 90° 33' 55" and run North along said right of way line for a distance of 205.00 feet to the beginning of a curve to the right said curve having a central angle of 26° 26' 53" and a radius of 790.43 feet; thence run in a Northeasterly direction along said right of way line along said curve for a distance of 364.87 feet to the intersection of the westerly right of way line of Shelby County Highway No. 49 and the southwesterly right of way line of an unnamed county road (40' R.O.W.), said point being the point of a curve to the right having a central angle of 19° 52' 07" and a radius of 358.72 feet; thence turn an angle to the left (measured from chord of last described curve) and run along the arc of said curve and along said southwesterly right of way a distance of 124.40 feet to a point on the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the left (measured from chord of last described curve) of 113° 39' 30" and run West along said North boundary for a distance of 1269.81 feet to the point of beginning.

Said parcel contains 20.02 acres more or less.
Less and except any easements or rights of way of record.

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