

This instrument was prepared by

Send Tax Notice To: WILLIAM STANLEY PAIR

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

name
1420 ARROWHEAD TRAIL
address
ALABASTER, ALABAMA 35007

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 FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DONALD R. YOUNGBLOOD, JR., a married man;
RHETT LOTT YOUNGBLOOD, an unmarried man; and TODD BRANNON FORD,
(herein referred to as grantors) do grant, bargain, sell and convey unto an unmarried man
WILLIAM STANLEY PAIR and wife, RHONDA B. PAIR

(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 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 39,000.00 of the purchase price of the property being conveyed herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This is vacant property and is not the homestead of the grantors herein.

12/09/1993-39278
07:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

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 19th day of November, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Rhett Lott Youngblood (Seal)
RHETT LOTT YOUNGBLOOD
Donald R. Youngblood, Jr. (Seal)
DONALD R. YOUNGBLOOD, JR.
Todd Brannon Ford (Seal)
TODD BRANNON FORD

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DONALD R. YOUNGBLOOD, JR., RHETT LOTT YOUNGBLOOD & TODD BRANNON FORD whose name s are 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 19th day of November A. D., 19 93

MY COMMISSION EXPIRES: 8-29-94

[Signature]
Notary Public.

EXHIBIT 'A'

PARCEL 'A'

A parcel of land in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West Shelby County, Alabama described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West; thence turn Eastwardly along the North line for a distance of 311.29 feet for the point of beginning; thence continue along last described course for a distance of 271.29 feet; thence turn an angle to the right of 85 deg. 13 min. 26 sec. for a distance of 1344.50 feet to the South line of said $\frac{1}{4}$ $\frac{1}{4}$; thence turn an angle to the right of 94 deg. 56 min. 08 sec. along the South line for a distance of 277.50 feet; thence turn an angle to the right of 85 deg. 19 min. 34 sec. for a distance of 1343.23 feet to the point of beginning, being situated in Shelby County, Alabama.

LEGAL DESCRIPTION FOR EASEMENT ACROSS PARCEL 'B' GOING TO PARCEL 'A'

Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, TWN 22 South, Range 2 West; thence run S 85 deg. 05 min 00 sec. E along the North line thereof for a distance of 582.58'; thence run S 00deg 08 min 23 sec W for a distance of 1344.50'; thence run W 84 deg 55 min 29 sec W for a distance of 128.38' to the Point of Beginning of easement; from last described thence run N 73 deg 45 min 54 sec W for a distance of 30.00'; thence run S 84 deg 55 min 29 sec E for a distance of 139.10' to the Northerly right of way of County Road #22, thence run S 84 deg 55 min 29 sec E for a distance of 10.02' to the Point of Beginning.

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