

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Gregory Myles Evans and Allison Carol Palmer Evans

This instrument was prepared by

(Address) _____

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THE PAYMENT OF \$14,000.00 AND THE EXECUTION OF PURCHASE MONEY DOLLAR
MORTGAGES IN THE AMOUNT OF \$96,000.00 AND \$10,000.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Betty A. Zeitz, a married woman

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

Gregory Myles Evans and wife, Allison Carol Palmer Evans

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

The hereinabove described property constitutes no part of the homestead of the grantor or the grantor's spouse.

Inst # 1993-39816

12/13/1993-39816
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 26.00

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 13th
day of December, 19 93.

WITNESS:

(Seal)

Betty A. Zeitz
Betty A. Zeitz

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Betty A. Zeitz, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, A. D., 19 93

Peggy J. Letson

Notary Public.

Inst # 1993-39816

EXHIBIT "A"

PARCEL 1:

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 14 East; thence North 02 degrees 09 minutes 01 seconds East and along the west line of said 1/4-1/4 section 910.29 feet to the intersection of a projected fence line; thence south 83 degrees 30 minutes 42 seconds East and run 269.77 feet to the west right-of-way line of Shelby County Highway No. 86, said point being on a curve to the right having a central angle of 8 degrees 42 minutes 21 seconds and a radius of 2934.73 feet; thence along the chord of said curve South 12 degrees 34 minutes 13 seconds west and run 445.49 feet to the end of said curve; thence along said right-of-way line south 16 degrees 55 minutes 25 seconds west and run 466.39 feet to the south line of said 1/4-1/4 section; thence north 88 degrees 28 minutes 58 seconds west along said 1/4-1/4 line 69.50 feet to the Point of Beginning. Situated in Shelby County, Alabama.

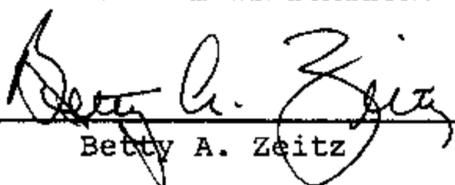
PARCEL 2:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 14 East; thence north 01 degree 09 minutes 01 seconds east along the west line of said 1/4-1/4 section 910.29 feet; thence south 83 degrees 30 minutes 42 seconds east and run 349.81 feet to the Point of Beginning; thence continue along last described course 1636.07 feet to a fence post as called for in deed; thence south 01 degree 23 minutes 53 seconds west and run 360.18 feet to the north right-of-way line of Sawyers Cove Road; thence south 56 degrees 25 minutes 58 seconds west and run 28.90 feet to the P.C. of a curve to the right having a central angle of 3 degrees 48 minutes 09 seconds and a radius of 941.70 feet; thence along the chord of said curve south 58 degrees 20 minutes 03 seconds west and run 62.49 feet to the P.T. of said curve; thence continue along said R.O.W. line south 60 degrees 14 minutes 07 seconds west and run 82.05 feet to the P.C. of a curve to the left having a central angle of 23 degrees 37 minutes 35 seconds and a radius of 619.21 feet; thence along the chord of said curve south 48 degrees 25 minutes 18 seconds west and run 253.54 feet to the P.T. of said curve; thence along said R.O.W. line south 36 degrees 36 minutes 32 seconds west and run 41.08 feet to the P.C. of a curve to the right, having a central angle of 53 degrees 07 minutes 03 seconds and a radius of 184.78 feet; thence along the chord of said curve south 63 degrees 10 minutes 06 seconds west and run 165.24 feet to the P.T. of said curve; thence along said R.O.W. line 89 degrees 43 minutes 36 seconds west and run 28.50 feet to the P.C. of a curve to the right, having a central angle of 04 degrees 31 minutes 32 seconds and a radius of 1894.35 feet; thence along the chord of said curve north 88 degrees 00 minutes 39 seconds west and run 149.59 feet to the P.T. of said curve; thence along the R.O.W. line north 85 degrees 44 minutes 54 seconds west and run 63.52 feet to the P.C. of a curve to the left having a central angle of 01 degree 43 minutes 01 second and a radius of 3710.19 feet; thence along the chord of said curve north 86 degrees 36 minutes 23 seconds west and run 111.17 feet to the P.T. of said curve; thence along said R.O.W. line north 87 degrees 25 minutes 54 seconds west and run 625.45 feet to the P.C. of a curve to the left, having a central angle of 02 degrees 15 minutes 30 seconds and a radius of 4558.18 feet; thence along the chord of said curve run north 88 degrees 35 minutes 39 seconds and run 179.65 feet to the P.T. of said curve; thence along said R.O.W. line north 89 degrees 43 minutes 24 seconds west and run 59.58 feet to the P.C. of a curve to the right, having a central angle of 04 degrees 33 minutes 27 seconds and a radius or 1438.45 feet; thence along the chord of said curve north 87 degrees 26 minutes 34 seconds west and run 114.38 feet to a point on the east right-of-way line of Shelby County Highway No. 86; thence along said R.O.W. line north 16 degrees 55 minutes 25 seconds east and run 425.86 feet to the P.C. of a curve to the left, having a central angle of 08 degrees 45 minutes 06 seconds and a radius of 3014.73 feet; thence along the chord of said curve north 12 degrees 32 minutes 50 seconds east and run 460.04 feet to the Point of Beginning. Situated in Shelby County, Alabama. According to the survey of J.S. Pilkington Re. #1304, dated October 28, 1993.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1994 and subsequent years. 1994 ad valorem taxes are a lien but not due and payable until October 1, 1994.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 167 and Deed Book 186, Page 218 in Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County as recorded in Deed Book 271, Page 755 in Probate Office.
4. Any part of caption lands that may lie within a public road.

SIGNED FOR IDENTIFICATION:


Betty A. Zeitz

12/13/1993-39816
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 26.00

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