

This instrument was prepared by

Send Tax Notice to: Ken D. Painter
name
1974 Lakemont Drive
address
Hoover, Alabama 35244

(Name) Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

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 Twenty Five Thousand Dollars and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William Henry Boykin, III., a single individual

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

Ken D. Painter and wife, Valarie S. Painter

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

Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE ATTACHED SHEET MARKED EXHIBIT "A"

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

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 15th day of February, 1995.

WITNESS:

(Seal)

(Seal)

(Seal)

William H. Boykin III

William Henry Boykin, III.

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State, hereby certify that William Henry Boykin, III., a single individual 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 15th day of February, A. D., 1995

Hubert E. Rawson, Jr.

Notary Public.

EXHIBIT "A"

Parcel I

A parcel of land in the NE 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West and run west along the south line of said section a distance of 661.0 feet to a point; thence north and parallel with the section line a distance of 1949.84 feet (1940.29 feet deed) to the point of beginning; thence continue same course a distance of 700.00 feet to an old rock corner painted white as referred to in Deed Book 308 page 940 dated November 1977; thence run easterly along the north line of said Parcel II a distance of 235.0 feet more or less to the center of McHenry Creek; thence southeasterly along the meanders of said creek a distance of 700 feet more or less to the northeast corner of Calahan property; thence an azimuth of 252.26 feet Southwesterly along the northerly line of Calahan property a distance of 779.0 feet more or less to the point of beginning.

Parcel II

Description of the center line of a 15 foot wide easement of Ingress

and Egress across Boggs, Booth and Callahan property; Commence at the center of a bridge over McHenry Creek and on the center of a public road called Scott Road; thence an azimuth of 247 deg. 56 min. Southwesterly along said public road 397.75 feet to the intersection with the center of said Old Field Road; thence an azimuth of 302 deg. 03 min. Northwesterly along center of said road 189.4 feet; thence an azimuth of 306 deg. 18 min. Northwesterly along said center 59.9 feet; thence an azimuth of 315 deg. 28 min. Northwesterly along said road 247.6 feet; thence an azimuth of 345 deg. 35 min. Northwesterly along said road 66.0 feet to the Southerly line of Callhan property; thence proceed Northwesterly along the previous course 200.0 feet; thence an azimuth of 322 deg. 33 min. Northwesterly along said road 270.1 feet to the northerly line of said Callahan property, said road continues on into Boykin property and terminates, said easement is 7.5 feet each side of the described Old Field Road center line.

All being situated in Shelby County, Alabama.

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