

This instrument was prepared by

(Name) Holliman, Shockley & Kelly, Attorneys
2491 Pelham Parkway
(Address) Pelham, Alabama 35124

Send Tax Notice To: Jimmy E. Price
name 5292 Highway 17
Helena, Alabama 35890
address

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 One Thousand Five Hundred and no/100 (\$51,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Eleanor A. Goggins, a married woman, Juanita Ethridge, a married woman, Ruth Prescott, a married woman, Jack Allen, a married man, Carolyn Jean Bearden, a married woman & Paul Edward Allen, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy E. Price and wife, Wendy R. Price

(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 1995 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$46,350.00 of the purchase price recited above was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

The property herein being conveyed does not constitute the homestead of the grantors or their spouses.

Inst # 1995-06593

03/14/1995-06593

01:34 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 19.00

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 2nd day of March, 19 95.

~~WITNESSES~~

Eleanor A. Goggins (Seal)
Eleanor A. Goggins

Ruth Prescott (Seal)
Ruth Prescott

Carolyn Jean Bearden (Seal)
Carolyn Jean Bearden

Juanita E. Ethridge (Seal)
Juanita Ethridge

Jack Allen (Seal)
Jack Allen

Paul Edward Allen (Seal)
Paul Edward Allen

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 Eleanor A. Goggins, a married woman & Juanita Ethridge, a married woman whose name s 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 2nd day of March, A. D., 19 95

8-29-98

[Signature]
Notary Public.

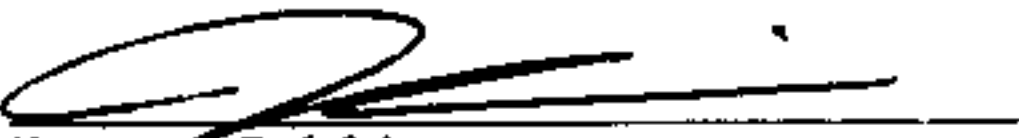
STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth Prescott, a married woman, Jack Allen, a married man, Carolyn Jean Bearden, a married woman, and Paul Edward Allen, a married man, 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 this the 2nd day of March, 1995.


Notary Public

My commission expires: 8-29-98

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693
(205) 251-2871

EXHIBIT "A"

Part of the NW¼ of the NE¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of NE¼ of NE¼ of said Section 28, run in a Westerly direction along the South line of the NW¼ of NE¼ for a distance of 6.84 feet to an existing old iron rebar; thence turn a measured angle to the right of 99°10'58" and run in a Northerly direction for a distance of 420.0 feet to an existing iron pin being on the West right of way line of the Helena-Montevallo Road, also known as Highway 17; thence continue in a Northerly direction along the West right of way line of Shelby County Highway 17 for a distance of 105.0 feet to an existing iron pin; thence turn an angle to the left of 98°11'35" and run in a Westerly direction for a distance of 185.31 feet to an existing iron pin; thence turn an angle to the left of 85°18' and run in a Southerly direction for a distance of 104.0 feet to an existing iron pin; thence turn an angle to the left of 94°42' and run in an Easterly direction for a distance of 177.07 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

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