

275-1684

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ANDREW L. PONTIUS, III
107 CHESTNUT DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY FIVE THOUSAND FIVE HUNDRED and 00/100 (\$145,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TIMOTHY J. LANDERS and TRACIE DARLENE S. LANDERS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ANDREW L. PONTIUS, III and TARA F. PONTIUS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 312.67 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 110 DEGREES 10' 01" FOR A DISTANCE OF 719.94 FEET TO THE RIGHT OF WAY OF A PAVED PUBLIC ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 112 DEGREES 15' 46" AND RUN ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 132.59 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 50 DEGREES 39' 51" FOR A DISTANCE OF 587.29 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are yet due and payable until October 1, 1995.
2. Right-of-Way granted to Alabama Power Company recorded in Volume 58, page 373, Volume 103, page 486 and Volume 165, page 122.
3. Title to all minerals within and underlying the premises, together with all mining right and other rights, privileges and immunities relating thereto as recorded in Real Volume 108, page 907.

\$60,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, TIMOTHY J. LANDERS and TRACIE DARLENE S. LANDERS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 7th day of March, 1995.


TIMOTHY J. LANDERS

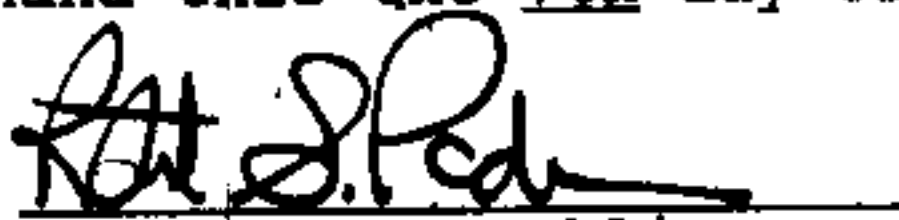
TRACIE DARLENE S. LANDERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TIMOTHY J. LANDERS and TRACIE DARLENE S. LANDERS, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of March, 1995.


Notary Public

My commission expires: 7/14/98

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