

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
BENJAMIN H. KNIGHT
JOHNNIE R. KNIGHT
406 Highway 480
Vandiver, AL 35176

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100's (329,500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we DON R. GRIFFIN and wife, PATSY J. GRIFFIN, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **BENJAMIN H. KNIGHT and JOHNNIE R. KNIGHT** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

See Exhibit "A" attached hereto and made a part hereof

Subject to:


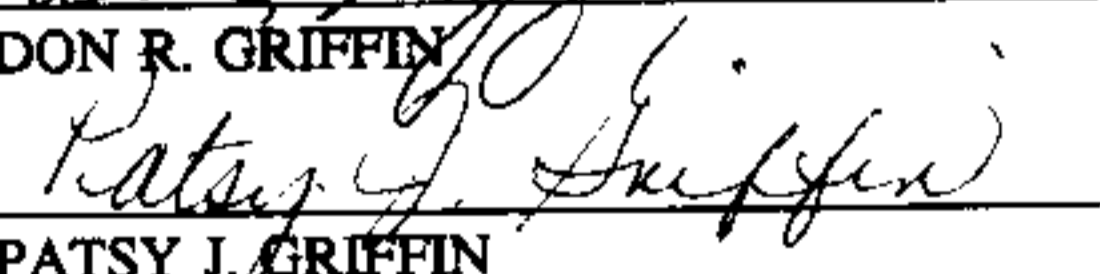
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$225,000.00 of the consideration was paid from the proceeds of a mortgage loan 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 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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 26th day of September, 1995.


DON R. GRIFFIN

PATSY J. GRIFFIN

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DON R. GRIFFIN and PATSY J. GRIFFIN, 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 26th day of September, 1995.


Notary Public

My Commission Expires: 5/29/99

10/10/1995-28720
04:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 340.50

Inst # 1995-28720

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 11, Township 18 South, Range 1 East;

Commence at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section, Township and Range for the point of beginning; thence north 88 degrees 25 minutes 05 seconds west and run 235.58 feet; thence south 1 degrees 50 minutes 58 seconds west and run 553.66 feet; thence south 75 degrees 28 minutes 46 seconds west and run 627.43 feet; thence north 6 degrees 31 minutes 28 seconds east and run 390.26 feet; thence north 50 degrees 47 minutes 45 seconds west and run 187.0 feet; thence north 21 degrees 51 minutes 54 seconds east and run 240.76 feet; thence north 88 degrees 12 minutes 29 seconds west and run 449.56 feet; thence north 1 degree 44 minutes 40 seconds east and run 777.94 feet to a point on the south right of way of a county road, said point being on a curve to the left having a central angle of 18 degrees 28 minutes 09 seconds and a radius of 1704.53 feet; thence north 67 degrees 36 minutes 53 seconds east and along the chord of said curve run 547.06 feet; thence north 58 degrees 22 minutes 50 seconds east and run 231.43 feet to the point of a curve to the right, said curve having a central angle of 33 degrees 14 minutes 35 seconds and a radius of 1102.33 feet; thence north 75 degrees 00 minutes 08 seconds east and along the chord of said curve run 630.69 feet; thence south 88 degrees 22 minutes 44 seconds east and run 22.52 feet, more or less to the NE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ thence south 1 degree 37 minutes 55 seconds west and run 1309.61 feet to the point of beginning; being situated in Shelby County, Alabama.

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