

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

SEND TAX NOTICE TO:
JAMES O. BOOTHE
WADE R. BOOTHE

10/20/1995-30166
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 21.00

STATE OF ALABAMA)
COUNTY OF SHELBY}

Warranty Deed/TWROS

Inst # 1995-30166

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHTY THOUSAND DOLLARS AND NO/100's (80,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we SAMUEL J. TURNER and wife, JIMMIE K. TURNER, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto JAMES O. BOOTHE and WADE R. BOOTHE (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.

\$70,000.00 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.

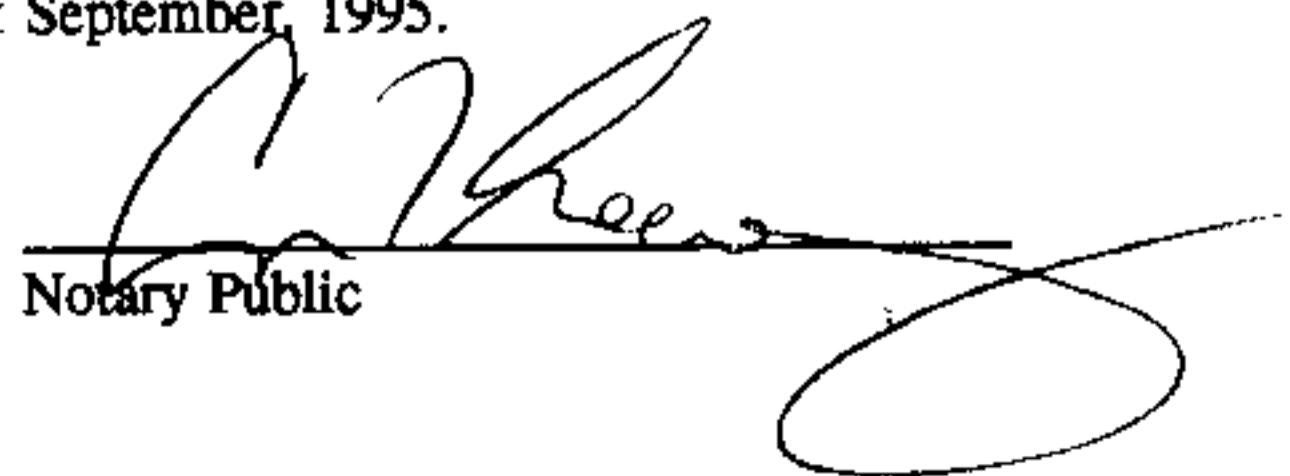

SAMUEL J. TURNER


JIMMIE K. TURNER

STATE OF ALABAMA)
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SAMUEL J. TURNER and JIMMIE K. TURNER, 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

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

Inst # 1995-30166

A parcel of land located in the E 1/2 of the NE 1/4 of Section 4 and the W 1/2 of the NW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows:

Property Description (Parcel "B")

Commencing at the N.E. corner of the N.E. 1/4 of the N.E. 1/4 of Section 4, Township 22 South, Range 1 East; thence N 88deg-45'05" W and run along the north line of said 1/4-1/4 section a distance of 22.66' to the westerly right-of-way of Shelby County Highway No. 77 (Prescriptive R.O.W.); thence S 00deg-25'25" E and along said right-of-way run a distance of 28.93' to the point of a curve having a radius of 3990.00' and a central angle of 2deg-45'06"; thence run along the arc of said curve and along said right-of-way a distance of 191.62', said arc being subtended by a chord which bears S 01deg-47'58" E and a chord distance of 191.60' to the Point of Beginning; thence continue along said right-of-way and along said curve having a radius of 3990.00' and a central angle of 1deg-32'05", run along the arc of said curve a distance of 106.87', said arc being subtended by a chord which bears S 3deg-56'33" E and a chord distance of 106.87' to the curves end; thence continue along said westerly right-of-way on a bearing of S 04deg-42'35" E and run a distance of 45.56'; thence S 00deg-49'21" W and leaving said right-of-way run a distance of 94.70'; thence S 88deg-45'05" E and run a distance of 9.18' to the westerly right-of-way of said highway; thence S 04deg-42'35" E run a distance of 1249.10' to the point of a curve to the right having a central angle of 61deg-07'41" and a radius of 300.02', run along the arc of said curve a distance of 320.09', said arc being subtended by a chord which bears S 25deg-51'02" W and a chord distance of 305.11' to the intersection of the westerly right-of-way line of said highway and the west line of Section 3, Township 22 South, Range 1 east; thence N 00deg-43'01" E and leaving said right-of-way run N 00deg-43'01" E along said west line of Section 3 a distance of 301.04' to the centerline of Beeswax Creek;

thence in a westerly direction along said centerline the following:

- S 80deg-18'44" W and run a distance of 32.37'; thence
- N 49deg-19'25" W and run a distance of 200.10'; thence
- N 27deg-00'56" W and run a distance of 147.20'; thence
- N 06deg-10'22" W and run a distance of 140.64'; thence
- S 87deg-58'53" W and run a distance of 95.72'; thence
- N 45deg-31'56" W and run a distance of 121.04'; thence
- S 22deg-09'15" W and run a distance of 134.77'; thence
- N 88deg-15'40" W and run a distance of 60.08'; thence
- N 52deg-57'44" W and run a distance of 117.38'; thence
- S 39deg-01'00" W and run a distance of 128.51'; thence
- N 67deg-37'43" W and run a distance of 97.68'; thence
- S 43deg-09'19" W and run a distance of 72.11'; thence
- N 63deg-03'36" W and run a distance of 62.67'; thence
- S 54deg-29'32" W and run a distance of 160.81'; thence
- N 78deg-51'31" W and run a distance of 94.65'; thence
- S 18deg-31'29" W and run a distance of 151.37'; thence
- N 60deg-02'53" W and run a distance of 101.95'; thence
- N 27deg-54'44" W and run a distance of 79.59'; thence
- N 00deg-49'52" E and leaving said centerline of said creek, run a distance of 1278.39'; thence S 88deg-45'05" E and run a distance of 1314.30' to the Point of Beginning.

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