This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Robert B. James
91 McClure Drive
Wilsonville, AL 35186

CORPORATE STATUTORY WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

(NOW ALL MEN BY THESE PRESENTS)

(JEFFERSON COUNTY)

That in consideration of <u>SIXTY FIVE THOUSAND DOLLARS and 00/100----(\$65,000.00</u>) to the undersigned Grantor, <u>Stoney Ridge Development Corporation</u>, a Corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said <u>Robert B. James and Betty Morrison</u> (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in <u>Shelby County</u>, Alabama to-wit:

Beginning at the point of intersection of the South line of the North 1/2 of the SE 1/4 of NW 1/4 of Section 2, Township 21, Range 3 West, with the West right of way of the South Bound Track of the L & N RR and run thence in a Northeasterly direction along the West right of way line of railroad a distance of 150.0 feet; thence West 203.63 feet; thence South 140.08 feet to the South line of said North 1/2 of SE 1/4 of NW 1/4; thence East along the South line of said North 1/2 of SE 1/4 of NW 1/4 a distance of 150.0 feet to point of beginning. Minerals and mining rights excepted.

Subject to:

- 1. Advalorem taxes for the current tax year 1996.
- 2. Easements, restrictions and reservations of record.

\$61,036.84 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD, to 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.

WITNESS WHEREOF, the said Stoney Ridge Development , who is authorized to execute this conveyance, has day of November, hereto set his signature and seal this the 2nd 19<u>95</u>. Stoney Ridge Development Corporation STATE OF ALABAMA) JEFFERSON COUNTY) I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that the least of the leas of Stoney Ridge President whose name as Development Corporation, a corporation, 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 as such officer and with full authority, executed the same voluntarily for and as the act of said Stoney Ridge Development Corporation. GIVEN under my hand and official seal on this the 2nd day of

November, 1995.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 19-34-99

Inst * 1995-32704

11/13/1995-32704 03:10 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE DOS SNA