

SEND TAX NOTICE TO:
Randy D. Britt
Jenny Porter Britt
7476 Bear Creek Road
Sterrett, AL 35147

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Ten Thousand and 00/100 Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Beth P. Maynor Young, a married woman** (herein referred to as Grantor, do grant, bargain, sell and convey unto **Randy D. Britt and Jenny Porter Britt** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

Subject to:

1. 1996 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

The property conveyed is not the homestead of the grantor or her spouse.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF MORTGAGE LOANS CLOSED SIMULTANEOUSLY HERewith.

12/04/1995-34551
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00

Inst # 1995-34551

Beth P. Maynor Young and Beth P. Maynor are one and the same person.

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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this the 30th day of November, 1995.

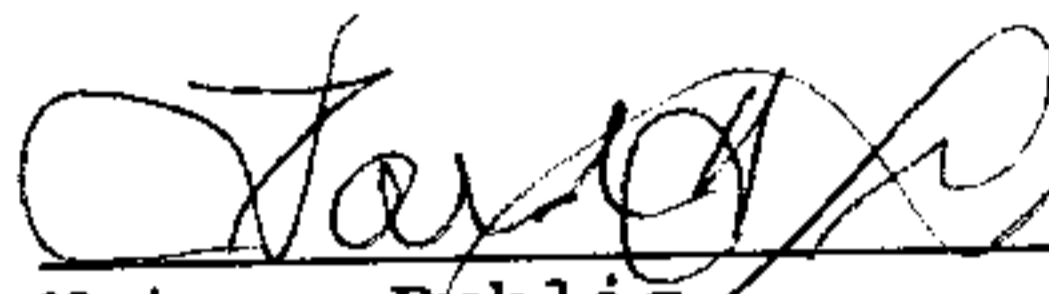

Beth P. Maynor Young

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beth P. Maynor Young, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 1995.


Notary Public

My Commission Expires: 8/19/99

EXHIBIT "A"

A parcel of land located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of said Section 8; thence in a Southerly direction, along the East line of said 1/4 1/4 Section a distance of 1316.77 feet to the Southeast corner of said 1/4 1/4 Section; thence 150 deg. 30 min. 34 sec. right in a Northwesterly direction a distance of 1934.59 feet to the center line of Shelby County Highway 39; thence 98 deg. 52 min. 40 sec. right in a Northeasterly direction along said center line a distance of 280.53 feet; thence 1 deg. 27 min. 45 sec. left in a Northeasterly direction along said center line a distance of 91.11 feet; thence 83 deg. 19 min. 14 sec. right in a Southeasterly direction a distance of 315.71 feet; thence 70 deg. 04 min. 45 sec. left in a Northeasterly direction a distance of 281.10 feet; thence 14 deg. 47 min. 28 sec. left in a Northeasterly direction a distance of 166.59 feet; thence 109 deg. 40 min. 41 sec. right right in a Southeasterly. direction along a fence a distance of 334.13 feet to the point of beginning; being situated in Shelby County, Alabama.

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