

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) DENIS W. AVANS and TRISHA AVANS
(Address) 1416 Hillspun Road
Alabaster, AL 35007**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Four Thousand Nine Hundred and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, JOHN E. MINLEY and wife, FELICIA W. MINLEY (herein referred to as grantors), do grant, bargain, sell and convey unto DENIS W. AVANS and wife, TRISHA AVANS (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 83,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 32.00

Inst # 1995-34811

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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 22nd day of November, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

John E. Minley (Seal)
JOHN E. MINLEY
Felicia W. Minley (Seal)
FELICIA W. MINLEY

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN E. MINLEY and wife, FELICIA W. MINLEY, whose name s 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 22nd day of November, 19 95.
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.
My Commission Expires: _____
Notary Public

EXHIBIT "A"

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 3 West, said corner also being the SE corner of Lot 49, according to the survey of Second Sector, Portsmouth, as recorded in Map Book 6, Page 37, in the Probate Record Room, Shelby County, for the Point of Beginning; thence S 89°21'04" W along the south line of said Lot 49, for 122.55 feet; thence S 15°27'03" W for 147.73 feet to the northwesterly Right-of-Way line of Shelby County Highway 64; the beginning of a curve to the right having a central angle of 11°12'59" and a radius of 1602.47 feet, said curve being subtended by a chord bearing of N 62°35'21" E and a chord distance of 313.20 feet; thence continue northeasterly along said Right-of-Way for an arc distance of 313.70 feet, said point being the SE corner of Lot 2, according to the survey of Kingwood, as recorded in Map Book, Page 40, in the Probate Record Room, Shelby County, Alabama; thence N 89°52'44" W along the south line of said Lot 2, for 194.85 feet to the Point of Beginning. Containing 0.48 acres, more or less.

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