

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney  
P.O. Box 607  
Pelham, Alabama 35124

Sandra Diane Alverson  
2425 Shady Lane Drive  
Calera, AL 35040

1996-02345  
Inst

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **James Ronald Alverson and wife, Sandra Diane Alverson**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **James Ronald Alverson and Sandra Diane Alverson**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the East one-half of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama, thence run Southerly along the West line of said quarter-quarter-quarter 419.07 feet to a point on the South line of a paved public street and the point of beginning of the property being described, thence continue along last described course 16.93 feet to a point, thence 85 deg. 10 min. left and run Easterly along a fence 115.88 feet to a point, thence 50 deg. 44 min. right and run Southeasterly 150.0 feet to a point, thence 119 deg. 52 min. right and run Northwesterly 114.60 feet to a point, thence 57 deg. 49 min. right and run Northwesterly 165.52 feet to a point on the South line of a paved public road, thence 97 deg. 31 min. right and run Northeasterly along the said paved road right of way 15.0 feet to the point of beginning, containing 15,000 square feet and marked on the corners with iron pins as shown on the plat.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

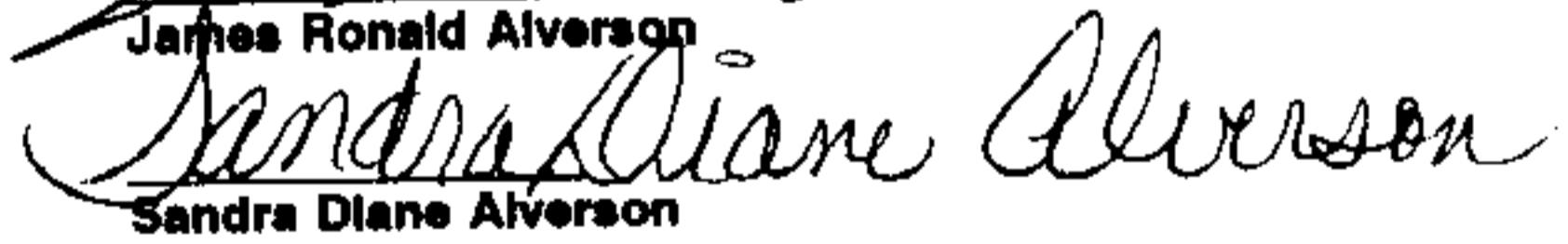
The grantors and the grantees are one and the same persons. The sole purpose of this deed is to terminate the survivorship interest.

The legal description set out herein were furnished to preparer by the grantors herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of January, 1996

  
James Ronald Alverson  
  
Sandra Diane Alverson

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **James Ronald Alverson and wife, Sandra Diane Alverson**, 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 19th day of January, 1996.

August 5, 1996  
My Commission Expires

Jenny Repulacion  
Notary Public

Inst # 1996-02345