

This instrument was prepared by:

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

Send Tax Notice to:

(Name) LEO JAMES and OLGA JAMES  
(Address) 106 Griffen Drive  
Helena, AL 35080**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 Ten Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,

MARK R. HANKINS and wife, MARTHA ANN HANKINS  
(herein referred to as grantors), do grant, bargain, sell and convey unto

LEO JAMES and wife, OLGA JAMES

(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 1996 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.

Inst # 1996-03525

02/02/1996-03525  
08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MEL 121.00TO 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 12th  
day of January, 19 96.

WITNESS

(Seal)

Mark R. Hankins (Seal)  
MARK R. HANKINS

(Seal)

Martina Ann Hankins (Seal)  
MARTHA ANN HANKINS

(Seal)

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 MARK R. HANKINS and wife, MARTHA ANN HANKINS, 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 12th day of January, A.D., 19 96.NOTARY PUBLIC AT LARGE  
EXPIRES: MAR. 12, 1997  
PUBLIC UNDERWRITER

My Commission Expires:

Notary Public

EXHIBIT "A"

Commence at the northwest corner of the SW1/4 of the SE1/4 of Section 28, Township 20 south, Range 3 west, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 210.05' to a point; Thence turn 89 degrees 09 minutes 47 seconds right and run southerly a distance of 484.03' to a point; Thence turn 90 degrees 00 minutes 00 seconds left and run easterly a distance of 25.0' to a point on the east line of Griffin Drive and the point of beginning of the property being described; Thence continue along last described course a distance of 186.39' to a point; Thence turn 19 degrees 14 minutes 17 seconds right and run east-southeasterly a distance of 15.16' to a point; Thence turn 107 degrees 26 minutes 10 seconds left and run northerly a distance of 147.42' to a point; Thence turn 87 degrees 17 minutes 56 seconds left and run westerly a distance of 200.43' to a point on the east margin of same said Griffin Drive; Thence turn 92 degrees 30 minutes 01 second left and run southerly along said margin of said street a distance of 158.19' to the point of beginning

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