

This instrument was prepared by

Send Tax Notice To: Joseph Tim Monella
name

(Name) DAVID F. OVSON Attorney at Law

139 April Lane

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

address

Sterrett, Alabama 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND AND NO/100-----
----- DOLLARS (\$137,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edgar W. Finn and wife, Mechelle B. Finn

(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph Tim Monella and wife, Melody E. Monella

(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 the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$130,150.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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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 the 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 a 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 said 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 18th
day of March, 19 96.

(Seal)

(Seal)

(Seal)

Edgar W. Finn (Seal)
Edgar W. Finn

Mechelle B. Finn (Seal)
Mechelle B. Finn

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that
Edgar W. Finn and wife, Mechelle B. Finn
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 18th day of March, A.D., 1996

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson

Notary Public

EXHIBIT A
(Real Estate Description)

PARCEL I

Part of the SW 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 1 East, more particularly described as follows:

From the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 East, run Southwardly along the West line of said 1/4-1/4 a distance of 647.64 feet; thence left 89 deg. 06 min. 30 sec. a distance of 7.0 feet to the point of beginning; thence continue in a straight line a distance of 263.0 feet (Deed Meas. 263.39 feet) to a point on the West right of way line of a 30 foot road; thence left 90 deg. 53 min. 30 sec., Deed (Meas. 91 deg. 19 min. 53 sec.) a distance of 57.36 feet; thence right 29 deg. 04 min. 30 sec., Deed (Meas. 29 deg. 43 min. 22 sec.) a distance of 313.77 feet, Deed (Meas. 310.94 feet); thence left 26 deg. 01 min. Deed (Meas. 26 deg. 24 min.) along the chord of a 25 foot radius curve to the left a distance of 21.92 feet; thence left 16 deg. 54 min. 45 sec. along the chord of a 40 foot radius curve to the right a distance of 12.63 feet; thence left 80 deg. 51 min. a distance of 408.61 feet Deed (Meas. 409.07 feet); thence left 84 deg. 11 min. Deed (Meas. 84 deg. 08 min. 28 sec.) a distance of 328.18 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 1 East; thence run South along the West boundary of said 1/4 - 1/4 section for 647.64 feet; thence turn an angle to the left of 89 degrees 06 minutes 30 seconds and run 7.0 feet to the point of beginning; thence continue along last said course for 263.39 feet to the West line of a dirt road; thence turn an angle of 88 degrees 40 minutes 07 seconds to the right and run 167.0 feet along the West boundary of said dirt road; thence turn 91 degrees 19 minutes 23 seconds right and run 268.64 feet; thence turn angle of 90 degrees 26 minutes 52 seconds to the right and run 167.0 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL III A NON-EXCLUSIVE EASEMENT:

For ingress and egress, more particularly described as follows:

Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East; thence run West along the South boundary line of said Section 21 for 2685.19 feet; thence turn an angle of 90 deg. 28 min. 55 sec. to the right and run 48.92 feet to the North right-of-way line of Shelby County Highway No. 280, thence turn an angle of 90 deg. 34 min. 02 sec. to the right and run 270.0 feet to the point of beginning; thence continue along last said course of 30.0 feet; thence turn an angle of 90 deg. 44 min. to the left and run Northerly for 468.36 feet; thence turn an angle of 01 deg. 38 min 23 sec. to the left and run 166.73 feet; thence turn an angle of 00 deg. 26 min 29 sec. to the right and run 50.0 feet; thence turn an angle of 29 deg. 29 min. 05 sec. to the right and run 306.03 feet; thence turn an angle of 26 deg. 01 min. 15 sec. to the right and run 21.92 feet; thence turn an angle of 13 deg 29 min. 00 sec. to the left and run 50.86 feet; thence turn an angle of 86 deg. 10 min. 30 sec. to the left and run 58.22 feet; thence turn an angle of 90 deg. 43 min. 00 sec. to the left and run 58.28 feet; thence turn an angle of 55 deg. 46 min. 15 sec. to the left and run 12.63 feet; thence turn an angle of 16 deg. 54 min. 15 sec. to the right and run 21.92 feet; thence turn an angle of 26 deg. 41 min. 00 sec. to the right and run 313.77 feet; thence turn an angle of 29 deg. 04 min. 30 sec. to the left and run 57.36 feet; thence turn an angle of 00 deg. 26 min 23 sec. to the left and run 167.00 feet thence turn an angle of 01 deg. 38 min. 17 sec. to the right and run 467.55 feet to the point of beginning.

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