

SEND TAX NOTICE TO:

(Name) Grantees  
 2531 Marcal Drive  
 (Address) Birmingham, AL 35242

This instrument was prepared by

(Name) Douglas Rogers

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Ninety Seven Thousand and no/100-----DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James W. Davis and wife Melinda B. Davis

(herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel M. Kerins and Cheryle J. Kerins

(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 reverse hereof for legal description

Subject to easements, restrictions, rights of way and building lines of record.  
 Subject to taxes for 1996.

\$200940.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

Inst # 1996-11960

04/12/1996-11960  
 11:46 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 MCD 12.00

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 29th day of March, 1996.

WITNESS:

(Seal) JAMES W. DAVIS (Seal)  
 (Seal) MELINDA B. DAVIS (Seal)

STATE OF ALABAMA  
 JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Davis and Melinda B. Davis 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 29 day of March, A. D., 1996

[Signature]  
 Notary Public

Inst # 1996-11960

**PARCEL I:**

A part of the S 1/2 of the SE 1/4 of Section 16, Township 19 South, Range 2 West and being more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West; thence run West along the South line of said 1/4-1/4 section a distance of 621.00 feet; thence turn right 115 degrees 14 minutes and run Northeasterly a distance of 1010.94 feet; thence turn right 122 degrees 48 minutes and run Southeasterly a distance of 298.07 feet to the point of beginning of the property described herein; thence continue along the last named course a distance of 170.07 feet to a point on a curve, said curve being to the left having a radius of 290.39 feet and an interior angle of 32 degrees 54 minutes 10 seconds; thence turn left 75 degrees 34 minutes 30 seconds to the tangent to said curve and run Northeasterly along said curve an arc distance of 166.76 feet to a point of tangent; thence continue Northeasterly a distance of 19.85 feet; thence turn left 71 degrees 18 minutes and run Northwesterly a distance of 192.41 feet; thence turn left 100 degrees 56 minutes and run Southwesterly a distance of 188.24 feet to the point of beginning.

**PARCEL II:**

Part of the SW 1/4 of the SE 1/4 of Section 16, Township 19 South, of Range 2 West, and also a part of the SE 1/4 of the SE 1/4 of Section 16, Township 18 South of Range 2 West and being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the SE 1/4 of said Section 16, thence Westerly, and along the North line of same for a distance of 220.00 feet; thence turn an angle of 49 degrees 38 minutes to the left in a Southwesterly direction for a distance of 25.02 feet; thence turn an angle of 80 degrees 46 minutes to the left in a Southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80 degrees 46 minutes to the right in a Southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92 degrees 24 minutes to the left in a Southeasterly direction for a distance of 186.40 feet; thence turn an angle of 17 degrees 40 minutes to the right for a distance of 64.0 feet; thence turn an angle of 105 degrees 35 minutes to the left in a Northeasterly direction for a distance of 202.18 feet; thence turn an angle of 105 degrees 34 minutes to the right in a Southeasterly direction for a distance of 115.30 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 117.57 feet; thence an angle of 79 degrees 41 minutes to the right in a Southwesterly direction for a distance of 188.24 feet; thence turn an angle of 101 degrees 00 minutes to the right in a Northwesterly direction for a distance of 108.82 feet; thence turn an angle of 76 degrees 07 minutes to the right in a Northeasterly direction for a distance of 189.92 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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002 MCD 12.00