

04/26/1996-13642
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 17.00

Inst # 1996-13642

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

BROWN-TURNER, L.L.C.
Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

DAVID T. CHASTEEN
20986 HIGHWAY 55 NORTH
STERRETT, ALABAMA 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of SEVENTY THOUSAND and 00/100 (\$70,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BRUCE A. MUELLER, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID T. CHASTEEN, AND WIFE CINDY CHASTEEN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons of property as a result of the exercise of such rights.

\$66,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **BRUCE A. MUELLER, AN UNMARRIED MAN**, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of April, 1996.


BRUCE A. MUELLER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BRUCE A. MUELLER, AN UNMARRIED MAN**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of April, 1996.


Notary Public

My commission expires: 05/03/98

CONTINUATION SHEET

SCHEDULE A

Order Number: 96030405

Commitment Number:
96030405

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, being more fully described as follows: Begin at the SE corner of the SE 1/4 of the SW 1/4 of Section 5, Township 18 South, Range 2 East; thence run North along the East line of said 1/4-1/4 section a distance of 384.25 feet; thence turn an angle of 118 degrees 20 minutes to the left and run a distance of 225.06 feet; thence turn an angle of 93 degrees 35 minutes to the right and run a distance of 180.00 feet to the SE right of way line to the Columbiana Eden Highway; thence turn an angle of 80 degrees 52 minutes to the left and run a distance of 298.56 feet to a point on the said right of way line; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 10 feet; thence turn an angle of 90 degrees 00 minutes to the right and run along said right of way line a distance of 70.60 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 341.82 feet to the South line of the SE 1/4 of the SW 1/4; thence turn an angle of 73 degrees 56 minutes to the left and run along the South line of said 1/4-1/4 section a distance of 532.45 feet to the point of beginning; being situated in Shelby County, Alabama.

Situated in Shelby County, Alabama.

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STEWART TITLE
GUARANTY COMPANY

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