

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Shirley Fred M. Hanvey c/o Paragon Engine
(Address) 2320 Highland Ave South
Suite 230
Birmingham Ala 35205

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-86 STATUTORY

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND AND NO/100----- (\$15,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ROBERT L. ROBINSON, a married man, a partner for The Homestead Joint Venture,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

FRED M. HANVEY and wife, SHIRLEY B. HANVEY,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

1. Restrictions on use of property as recorded in Shelby County Courthouse - Probate Office.
2. Power distribution restrictions of Alabama Power Company.
3. Flood plain restrictions of Alabama Power Company.
4. Easements, rights-of-ways, restrictions and all matters of public record.
5. Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.

06/06/1996-18483
04:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

To have and to hold unto said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to the 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 their 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.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

~~And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.~~

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 5th day of June, 1996.

THE HOMESTEAD JOINT VENTURE

.....(Seal)
.....(Seal)
.....(Seal)

By: [Signature] (Seal)
Robert L. Robinson, a Partner

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 Robert L. Robinson, a partner for The Homestead Joint Venture, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, A. D., 1996

[Signature]
Notary Public.
My Commission Expires: 10/16/96

Inst # 1996-18483

MTA

Exhibit "A"
LEGAL DESCRIPTION

A tract of land located in the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 2, Sector "A" of The Homestead, as recorded in Map Book 8, Page 167, in the Office of the Probate Judge of Shelby County, Alabama, and run in a Northwesterly direction along the Southerly line of said Lot 2 and along the Northerly line of Homestead Drive a distance of 101.23 feet (101.06 feet-map) to a point; thence deflect 89 degrees 36 minutes 30 seconds (89 degrees 30 minutes - map) and run to the left in a Southwesterly direction a distance of 72.03 feet to the point of beginning of the herein described parcel, said point lying on the Southerly right of way of Homestead Drive; thence deflect 85 degrees 28 minutes 20 seconds (85 degrees 36 minutes 07 seconds - map) to the tangent of a curve to the left having a central angle of 37 degrees 00 minutes 00 seconds and a radius of 324.39 feet and run to the left along the arc of said curve and along said right of way in a Southeasterly to Easterly direction a distance of 209.48 feet to a point; thence run tangent to the last described curve along said right of way in an Easterly direction a distance of 81.71 feet to a point; thence run along the arc of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet and along said right of way in an Easterly to Southerly direction a distance of 39.27 feet to a point; thence run tangent to last described course along the Westerly right of way of Homestead Drive in a Southerly direction a distance of 111.00 feet to a point; thence run along the arc of a curve to the right having a central angle of 29 degrees 30 minutes 00 seconds and a radius of 349.83 feet and along said Westerly right of way in a Southerly to Southwesterly direction a distance of 180.11 feet to a point; thence run tangent to last described curve along said right of way in a Southwesterly direction a distance of 27.98 feet to a point; thence turn an interior angle of 109 degrees 07 minutes 30 seconds and leaving said right of way, run to the right in a Westerly direction a distance of 451.66 feet to a point; thence turn an interior angle of 67 degrees 54 minutes 10 seconds and run to the right in a Northeasterly direction a distance of 375.27 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE
DOE NCJ 26.00