

PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: KATHY E. LASSETER AND RICK LASSETER  
LOT #2 RICHEY'S PARK, HARPERSVILLE, ALABAMA 35078

# WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **HAROLD A. MILLER AND WIFE, JULIA FAYE MILLER AND PRICE NAPIER, A MARRIED MAN** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **KATHY E. LASSETER AND RICK LASSETER** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4 - SW 1/4 AND PROCEED EAST A DISTANCE OF 444.73 FEET TO A POINT ON THE EAST BOUNDARY OF A GRAVEL ROAD; THENCE TURN 91 DEGREES 57 MINUTES 38 SECONDS LEFT AND PROCEED NORTH 01 DEGREES 57 MINUTES 38 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID ROAD A DISTANCE OF 419.74 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 01 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID ROAD BOUNDARY A DISTANCE OF 167.08 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE LEFT HAVING A RADIUS OF 259.56 FEET AND A CENTRAL ANGLE OF 17 DEGREES 01 MINUTES 25 SECONDS; THENCE PROCEED ALONG THE ARC OF SAID CURVE CONCAVE LEFT A DISTANCE OF 77.12 FEET; THENCE LEAVING SAID ROAD PROCEED SOUTH 89 DEGREES 33 MINUTES 10 SECONDS EAST A DISTANCE OF 384.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF THE CENTRAL OF GEORGIA RAILROAD; THENCE PROCEED SOUTH 02 DEGREES 59 MINUTES 02 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY BOUNDARY OF SAID RAILROAD A DISTANCE OF 242.81 FEET; THENCE PROCEED NORTH 89 DEGREES 33 MINUTES 10 SECONDS WEST A DISTANCE OF 377.82 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL.

SITUATED IN SHELBY COUNTY, ALABAMA.

06/20/1996-20058  
01:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 17.30

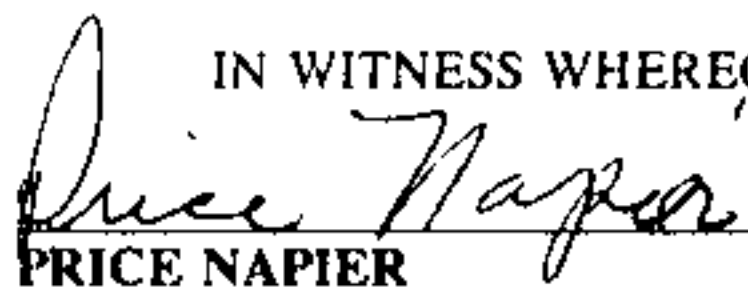
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Right of Way to Alabama Power Company as recorded in Volume 225, Page 350.
- (5) Subject to Easement of 10' as recorded in Instrument No. 1993-01030.
- (6) Subject to Right of Way to Plantation Pipe Line Company as recorded in Volume 252, Page 515.
- (7) Subject to Right of Way to South Central Bell Telephone Company as recorded in Volume 385, Page 561, Volume 322, Page 187 and Volume 324, Page 585.

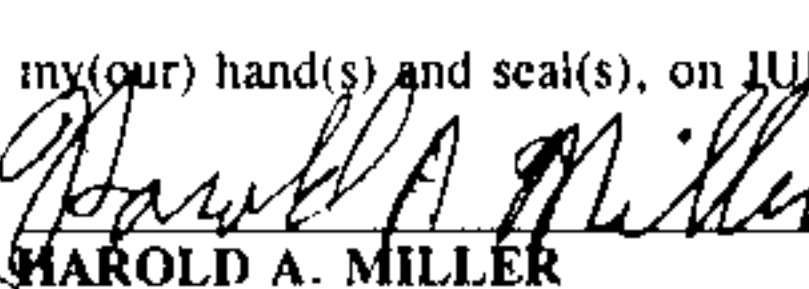
THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, PRICE NAPIER, NOR THE SPOUSE OF SAID GRANTOR.


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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on JUNE 17, 1996.

  
PRICE NAPIER

  
HAROLD A. MILLER

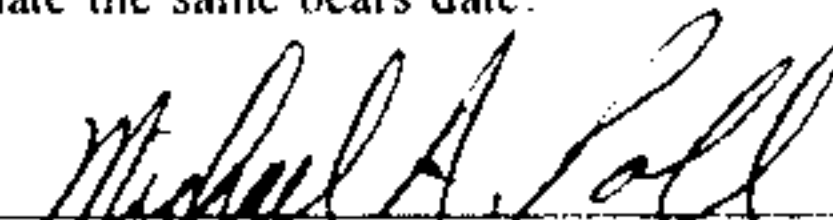
  
JULIA FAYE MILLER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **HAROLD A. MILLER AND WIFE, JULIA FAYE MILLER AND PRICE NAPIER, A MARRIED 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JUNE 17, 1996.

My commission expires: 8-24-99

  
Notary Public