

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly(Address) 2491 Pelham ParkwayPelham, AL 35124

Send Tax Notice to:

(Name) Karl Carson, Jr. and Janice R. Carson(Address) 435 Church StreetMontevallo, AL 35115**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Four Thousand Five Hundred and No/100 (\$54,500.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we,

Jeffrey Rush Curry, III, an unmarried man
(herein referred to as grantors), do grant, bargain, sell and convey unto

Karl Carson, Jr. and wife, Janice R. Carson

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL.
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.SUBJECT TO: (1) Taxes for the year 1996 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.\$ 51,750.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-33409

10/08/1996-33409
08:17 AM CERTIFIEDSHELBY COUNTY, JUDGE OF PROBATE
002 MCD 14.00TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 13th
day of September, 19 96.

WITNESS

(Seal)_____
(Seal)_____
(Seal)Jeffrey Rush Curry, III (Seal)_____
(Seal)_____
(Seal)

STATE OF ALABAMA

Shelby

County

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jeffrey Rush Curry, III, 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 13th day of September, A.D., 19 96.

My Commission Expires:

Notary Public

Inst # 1996-33409

Exhibit "A"

Parcel I:

A parcel of land of a uniform width of 17 feet fronting on the east side of Church Street and extending (for a uniform width of 17 feet) along the Northeasterly line of the B.B. Curry property (as shown by deed recorded in Deed Book 50 at page 578, office of Judge of Probate of Shelby County, Alabama) to the Western line of the right of way of the Southern Railroad in Wilton, Shelby County, Alabama; being more particularly described as follows:

Begin at a point on the Eastern side of Church Street, according to a survey and map of the land of G. A. Nabors, as recorded in the office of the Probate Judge of Shelby County, Alabama, in Map Book 3 page 33 (formerly Map Book 1 page 13) which point is 103 feet 10 inches South 35 deg. 10 min. West from the Northern most corner of Lot No. 4, Block 1, according to said survey and map, said point of beginning being the NW corner of said B. B. Curry lot; thence continue South 35 deg. 20 min. West along the eastern side of Church Street a distance of 17.0 feet; thence South 37 deg. 10 min. East to the Western line of the right of way of the Southern Railroad, said point being 50 feet from the centerline of the main tract of said railroad, measuring at right angles thereto; thence North 34 deg. 15 min. East along the Western line of said right of way, a distance of 17.0 feet to a point thereon which is South 37 deg. 10 min. East from the point of beginning of the parcel hereby conveyed, said point being the NE corner of said B. B. Curry lot; thence North 37 deg. 10 min. West along the Northerly line of said B. B. Curry lot to the point of beginning; being situated in the SE 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama.

Parcel II

A parcel of land situated in the SE 1/4 of NE 1/4 of Section 8, Township 24 North, Range 12 East, and in the Town of Wilton, Alabama; more particularly described as follows:

Begin at the Northernmost corner of Lot 4, Block 1, according to a survey and map of lands of G. A. Moore, as recorded in Map Book 1 page 13 in the office of the Probate Judge of Shelby County, Alabama, and run thence South 35 deg. 20 min. West along the margin of Church Street for a distance of 103.10 feet; thence South 37 deg. 20 min. East, to the Western line of the right of way of Southern Railway; thence North 34 deg. 15 min. East and along the line of said right of way for a distance of 103.10 feet; thence North 37 deg. 10 min. West to the point of beginning; being situated in Shelby County, Alabama.

Parcel I and II above more particularly described as follows with an overall boundary description:

A parcel of land in the NE 1/4 of SE 1/4 of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama; described as follows: Begin at the Northernmost corner of Lot 4, Block 1, of the G. A. Nabors Subdivision as recorded in Map Book 3 page 33 in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southwest along the Southeast right of way of Church Street for 120.84 feet; thence turn an angle of 90 deg. 56 min. 33 sec. and run Southeast for 284.53; thence turn an angle to the left of 92 deg. 25 min. 05 sec. and run Northeast along the Northwest right of way of Railroad Street for 120.93 feet; thence turn an angle to the left of 87 deg. 34 min. 55 sec. and run Northwest for 277.44 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-33409

10/08/1996-33409
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 14.00