

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
PETE A. TRAINA
314 Highway 331
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY ONE THOUSAND AND NO/100
Dollars (\$ 231,000.00) to the undersigned
grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, ROBERT C. DEES and wife,
LOUISE W. DEES, (herein referred to as GRANTORS) do grant, bargain,
sell and convey unto PETE A. TRAINA AND BETTY G. TRAINA
(herein referred to as GRANTEES)
as joint tenants, with right of survivorship, the following
described real estate situated in SHELBY County, Alabama, to-wit:

Commence at the Southeast corner of the Northeast one-quarter of the Northeast one-quarter of Section 14, Township 21 South, Range 2 West, thence run West along the southerly line of said quarter-quarter section line for a distance of 304.00 feet to the point of beginning of the herein described parcel; thence continue along the last described course for a distance of 867.68 feet to a point on the southeasterly right of way of Shelby County Highway No. 331; thence turn an interior angle to the left to the tangent of the following described course, said course being situated on a curve to the right, having a central angle of 48 degrees 34 minutes 22 seconds and a radius of 778.44 feet; thence run in a northeasterly direction along the arc of said curve and right of way for a distance of 659.92 feet to the end of said curve; thence run along the tangent extended to said curve for a distance of 37.00 feet; thence turn an interior angle to the left of 113 degrees 11 minutes 49 seconds and run in a southeasterly direction for a distance of 543.59 feet to the point of beginning.

SUBJECT TO:

1. All taxes due for the year 1996 and thereafter.
2. Oil, Gas and Mineral Lease as recorded in Deed Book 335, Page 565.
3. Transmission Line Permits to Alabama Power Company in Deed Book 130, Page 252 and Deed Book 220, Page 357.
4. Right of way to Shelby County, in Deed Book 265, Page 944 and Deed Book 265, Page 943.

\$ 161,700.00 of the total consideration recited above
was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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.

Inst # 1996-36282

10/31/1996-36282

10:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 594 80.50

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 12 day of July, 1996.

Robert C. Dees
ROBERT C. DEES

Louise W. Dees
LOUISE W. DEES

STATE OF Alabama

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT C. DEES and wife, LOUISE W. DEES, 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 12 day of July, 1996.

Carole W. Corrington
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 2, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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SHELBY COUNTY JUDGE OF PROBATE
002 944 80.50