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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
 P. O. Box 752 - Columbiana, Alabama 35051
 (205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

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(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/83

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND AND NO/100----- DOLLARS

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

Shirley Lyon, a married woman,
 Sue Hopkins, a married woman,
 (herein referred to as grantors) do grant, bargain, sell and convey unto
 Guy A. Outland and wife, Tracey L. Outland,

(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 Attached Exhibit "A" for Legal Description.

James H. Hughes died March 6, 1996 and Margaret Hughes died March 10, 1994, terminating their life estate interest.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

\$38,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 SHELBY COUNTY JUDGE 15.50 PROBATE

TO 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 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, we have hereunto set our hand(s) and seal(s), this
 day of October, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Shirley Lyon (Seal)

(Seal)

Sue Hopkins (Seal)

(Seal)

Sue Hopkins

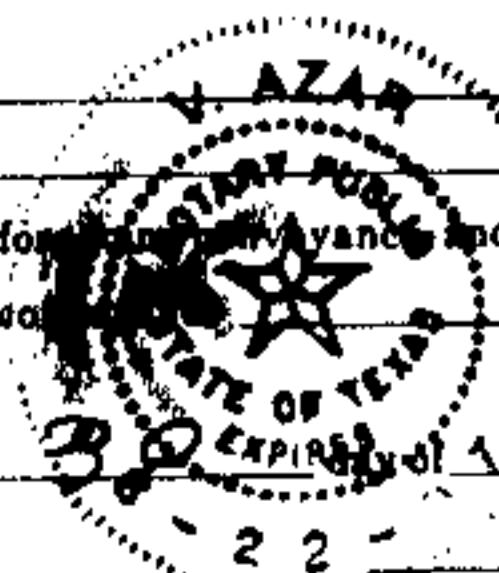
STATE OF ALABAMA TEXAS
DALLAS COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sue Hopkins, whose name is signed to the foregoing instrument, and who she is known to me, acknowledged before me on this day, that, being informed of the contents of the same, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

October

A. D. 19 96



V. A. J. H.

Notary Public

1996-36451
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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Shirley Lyon, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of October, 1996.



Notary Public

My commission expires: 10/16/00

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QARTER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEED TO SHIRLEY LYONS AND SUE HOPKINS, RECORDED IN REAL BOOK 220 AT PAGE 274, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE S $65^{\circ}30'00''$ W, A DISTANCE OF 138.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. 61;

THENCE S $22^{\circ}32'00''$ W, A DISTANCE OF 427.48 FEET TO A POINT;

THENCE S $38^{\circ}49'00''$ W, A DISTANCE OF 440.20 FEET TO A CONCRETE RIGHT-OF-WAY MARKER, FOUND ON THE EAST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 61;

THENCE S $53^{\circ}40'00''$ W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 230.70 FEET TO A 1' PIPE, FOUND FOR THE POINT OF BEGINNING;

THENCE S $53^{\circ}40'00''$ W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 124.96 FEET TO A 5/8" REBAR, FOUND;

THENCE S $16^{\circ}20'00''$ E, A DISTANCE OF 125.00 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N $53^{\circ}39'14''$ E, A DISTANCE OF 15.00 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S $29^{\circ}34'06''$ E, A DISTANCE OF 56.45 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S $89^{\circ}55'18''$ E, A DISTANCE OF 94.27 FEET TO A 2' PIPE, FOUND;

THENCE N $16^{\circ}17'01''$ W, A DISTANCE OF 118.93 FEET TO A 1/2" PIPE, FOUND;

THENCE N $16^{\circ}31'54''$ W, A DISTANCE OF 24.93 FEET TO A 3/4" PIPE, FOUND;

THENCE N $16^{\circ}21'26''$ W, A DISTANCE OF 100.34 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.532 ACRES OF LAND.

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SHELBY COUNTY JUDGE OF PROBATE
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