

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1996-36685

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Five Thousand and No/100 (\$205,000.00) Dollars and other valuable consideration to the undersigned J. Anthony Joseph, a married man, herein referred to as Grantor, in hand paid by Reggie Taunton and Michael W. Taunton, herein referred to as Grantees, the receipt of which is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the said Reggie Taunton, an undivided fifty-one (51%) percent interest, and unto Michael Taunton, an undivided forty-nine (49%) percent interest, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Begin at the Southwest corner of the NE 1/4 of the SE 1/4, Section 27, Township 19 South, Range 1 West; thence proceed in a Northerly direction along the west boundary of said 1/4 1/4 for a distance of 435.17 feet to a point, being a point on the Southeast right of way boundary line of Shelby County Highway No. 47; thence turn an angle of 36 deg. 39 min. 08 sec. to the right and run along said right of way for a distance of 18.00 feet to a concrete right of way marker; thence turn an angle of 9 deg. 01 min. 25 sec. to the right and continue along said right of way for a distance of 116.14 feet to a concrete right of way marker; thence turn an angle of 38 deg. 29 min. 36 sec. to the left and continue along said right of way for a distance of 78.22 feet to a concrete right of way marker; thence turn an angle of 34 deg. 21 min. 12 sec. to the right and continue along said right of way for a distance of 161.18 feet to a concrete right of way marker, being on the South right of way line of new U. S. 280; thence turn an angle of 38 deg. 39 min. 45 sec. to the right and proceed along said South right of way line of U. S. 280 for a distance of 437.00 feet to a point; thence turn an angle of 1° 16 min. 23 sec. to the right and continue along said right of way for 91.06 feet to a point, being a point on Yellow Leaf Creek; thence turn an angle of 152 deg. 54 min. 06 sec. to the right and proceed along Yellowleaf Creek for a distance of 91.56 feet; thence turn an angle of 24 deg. 32 min. 58 sec. to the right and continue along said Creek for a distance of 220.51 feet; thence turn an angle of 54 deg. 53 min. 56 sec. to the left and continue along said creek for a distance of 415.03 feet; thence turn an an angle of 19 deg. 58 min. 11 sec. to the right and continue along said Creek for a distance of 263.15 feet; thence turn an angle of 15 deg. 00 min. 09 sec. to the left and continue along said Creek for a distance of 169.38 feet to the point of beginning. Said parcel is subject to easements and rights of way of record. Said parcel is lying in the NE 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, being situated in Shelby County, Alabama.

By accepting delivery of this deed, Purchaser specifically acknowledges that there is no warranty with respect to the condition of the property conveyed herein and that the property conveyed herein is sold in its "as is" condition. For the purposes of this paragraph, the word "condition" means all conditions relative to the property including, but not limited to, zoning, access, flood plane, compaction, site preparation and availability of utilities. Nothing contained in this paragraph is intended to effect the warranty of title.

This conveyance is subject to any prior reservation of mineral rights and any easements or rights of way of record, and 1997 ad valorem taxes and all subsequent years.

The above described real estate is no part or portion of the homestead of the

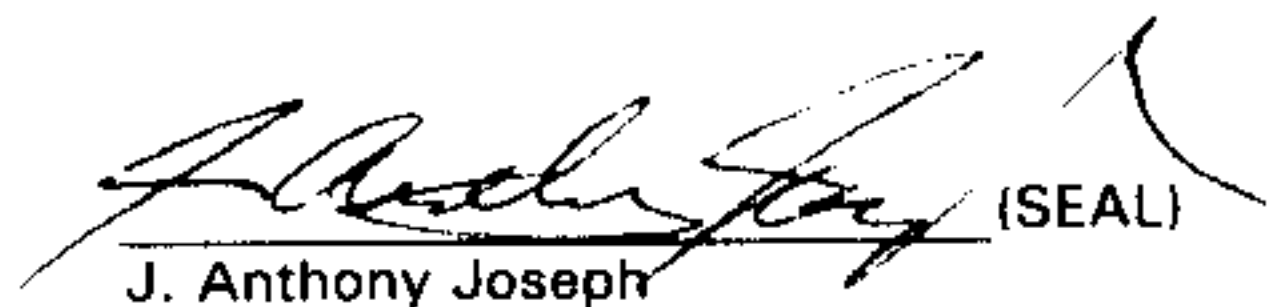
11/05/1996-36685
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 216.00

Grantor herein.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND THE GRANTOR does for himself and for his heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein stated; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

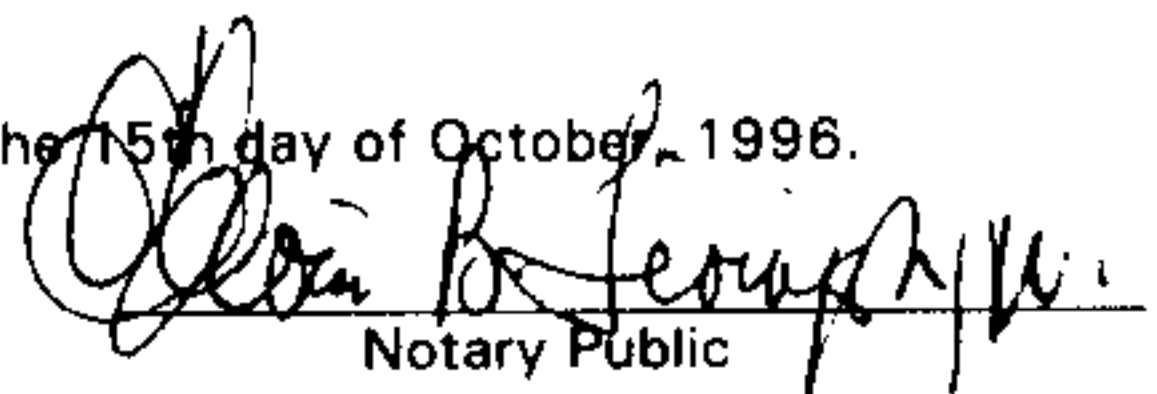
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 15th day of October, 1996.

 (SEAL)
J. Anthony Joseph

STATE OF ALABAMA)
TALLADEGA COUNTY)

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

Given under my hand and official seal this the 15th day of October, 1996.


Notary Public

Grantee's Address:

1636 Tuttle Bay Rd
Sylacauga, AL 35150

THIS INSTRUMENT PREPARED BY:

OGLETREE AND LIVINGSTON
POST OFFICE BOX 329
SYLACAUGA, ALABAMA 35150

*****TITLE NOT EXAMINED*****

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