

Send Tax Notice To: Johnny W. Reese and wife,
Carol M. Reese
P.O. Box 998
Pelham, Alabama 35124

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Inst # 1996-41313

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Two Hundred Sixty Four Thousand Eight Hundred Eighty Eight Dollars and 00/100 (\$264,888.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Dudley McGuire, II and wife, Eunice D. McGuire**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Johnny W. Reese and wife, Carol M. Reese**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. General and special taxes or assessments for 1997 and subsequent years note yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
3. Transmission Line Permit(s) to Alabama Power Company, as shown by instrument(s) recorded in Deed Book 101, Page 528 and Deed Book 175 page 294 in Probate Office.
4. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135 page 15 in Probate Office.
5. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

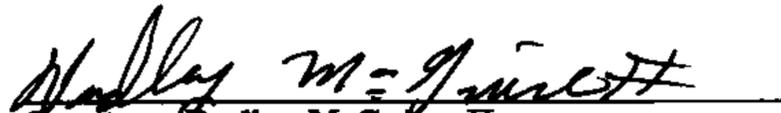
NOTE: \$132,444.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

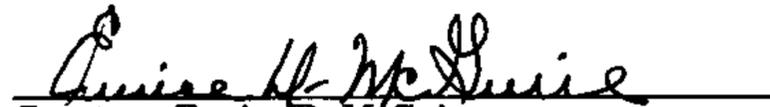
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event 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.

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SHELBY COUNTY JUDGE OF PROBATE
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And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 5th day of December, 1996.


Grantor - Dudley McGuire, II


Grantor - Eunice D. McGuire

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dudley McGuire, II and wife, Eunice D. McGuire, 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 date the same bears date.

Given under my hand and official seal, this the 5th day of December, 1996.


Notary Public
My commission expires: 3-1-99

EXHIBIT A

A parcel of land situated in the NE 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at a 1 1/2 inch open top iron found, locally accepted to be the Northeast corner of said Section 28; thence run west along the North line of said Section 28 for 1097.00 feet to a point; thence turn an angle to the left of 103 deg. 56 min. 31 sec. and run in a southeasterly direction for a distance of 1280.34 feet to a railroad spike found in the centerline of Grimes Road and also on the Northwest right of way line of Alabama Highway No. 119; thence turn an angle to the right of 80 deg. 45 min. 34 sec. and run in a southwesterly direction along said Northwest right of way line for a distance of 471.32 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 156.65 feet to a concrete monument found on a curve to the left having a central angle of 2 deg. 20 min. 58 sec. and a radius of 4697.26 feet; thence run in a southwesterly direction along the arc of said curve and also along said Northwest right of way line for a distance of 192.61 feet to an iron pin found; thence turn an angle to the right from the chord of last stated curve of 89 deg. 44 min. 12 sec. and run in a northwesterly direction for a distance of 508.63 feet to an iron pin found; thence turn an angle to the right of 5 deg. 59 min. 11 sec. and run in a northwesterly direction for a distance of 270.73 feet to an iron pin set; thence turn an angle to the right of 75 deg. 59 min. 29 sec. and run in a northeasterly direction for a distance of 397.39 feet to a 1 1/2 inch open top iron found; thence turn an angle to the right of 18 deg. 27 min. 34 sec. and run in a northeasterly direction for a distance of 57.26 feet to an iron pin set; thence turn an angle to the right of 90 deg. 55 min. 15 sec. and run in a southeasterly direction for a distance of 490.27 feet to the corner of a fence; thence turn an angle to the left of 6 deg. 02 min. 25 sec. and run in a southeasterly direction for a distance of 348.62 feet to the point of beginning; being situated in Shelby County, Alabama.

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