

This Instrument prepared by:  
John N. Randolph, Attorney  
Strote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Thomas M. Allison  
Pamala S. Allison  
3094 Cahaba Valley Road  
Birmingham, AL 35124

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Terry K. Folmar and wife, Deborah K. Folmer** (herein referred to as grantors) do grant, bargain, sell and convey unto **Thomas M. Allison and Pamala S. Allison** (herein referred to as GRANTEES) 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.

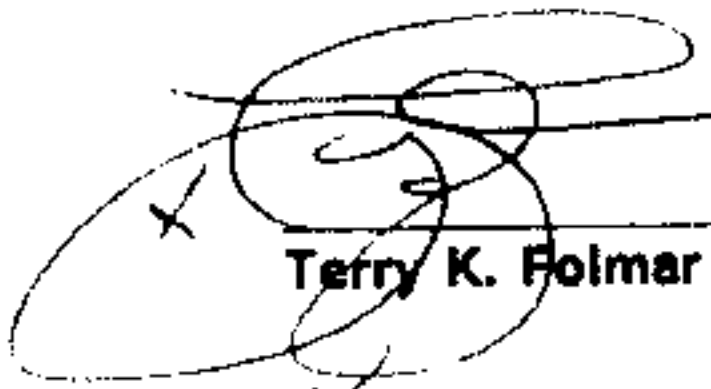
Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 101, page 527, Volume 112, page 510, and Volume 124, page 476, in the Probate Office of Shelby County, Alabama.
3. Right of Way to Shelby County, recorded in Volume 135, page 16, in the Probate Office of Shelby County, Alabama.
4. The rights of upstream and downstream riparian owners with respect to Cahaba Valley Creek.

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.

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 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 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.

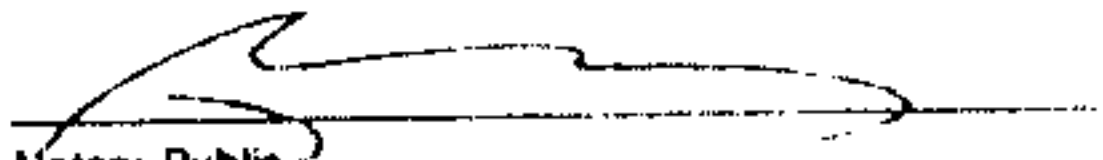
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th of December, 1996.

  
\_\_\_\_\_  
(Seal)  
Terry K. Folmar  
  
\_\_\_\_\_  
(SEAL)  
Deborah K. Folmer

### STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry K. Folmar and wife, Deborah K. Folmer 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 18th day of December, 1996.

  
\_\_\_\_\_  
Notary Public  
Affix Seal

Inst # 1997-00560

01/07/1997-00560  
09:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 1111.00

Inst # 1997-00560

EXHIBIT "A" LEGAL DESCRIPTION FOR DEED FROM TERRY K. FOLMAR,  
AND WIFE, DEBORAH K. FOLMAR TO THOMAS A. ALLISON AND PAMALA ALLISON.

STATE OF ALABAMA  
SHELBY COUNTY

I, Robert C. Farmer, a Professional Land Surveyor registered in the State of Alabama, do hereby certify this to be a true and correct map or plat of my survey of a parcel of land situated in the SE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West; thence S 89deg-58'-12" W along the southerly line of said 1/4-1/4 section a distance of 251.93'; thence N 0deg-01'-48" W a distance of 374.49'; thence N 04deg-39'-27" E a distance of 20.95' to a point on the centerline of Cahaba Valley Creek, said point being the POINT OF BEGINNING; thence continue along the last described course a distance of 27.05'; thence N 02deg-07'-53" W a distance of 157.20'; thence N 78deg-42'-17" W a distance of 110.70'; thence N 86deg-11'-32" W a distance of 124.60'; thence N 47deg-03'-56" W a distance of 103.30'; thence N 61deg-39'-37" W a distance of 51.60'; thence N 08deg-35'-45" W a distance of 68.79'; thence N 42deg-40'-40" W a distance of 297.06'; thence N 14deg-30'-13" W a distance of 338.35' to a point on the southeasterly right-of-way line of Alabama Highway No. 119 (80' R.O.W.); thence S 66deg-38'-07" W along said right-of-way line a distance of 440.00'; thence S 27deg-08'-52" E and leaving said right-of-way line a distance of 412.00'; thence S 17deg-00'-00" E a distance of 787.62' to the centerline of Cahaba Valley Creek; thence N 29deg-06'-30" E along said centerline of said creek a distance of 166.21'; thence N 37deg-11'-48" E along said centerline of said creek a distance of 86.52'; thence N 51deg-19'-28" E along said centerline of said creek a distance of 113.46'; thence N 63deg-27'-20" E along said centerline of said creek a distance of 138.37'; thence N 67deg-34'-57" E along said centerline of said creek a distance of 140.52'; thence N 71deg-19'-41" E along said centerline of said creek a distance of 66.36'; thence N 88deg-21'-04" E along said centerline of said creek a distance of 39.35'; thence S 50deg-21'-23" E along said centerline of said creek a distance of 80.50' to the Point of Beginning. Said parcel contains 11.97 acres, more or less.

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