

PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: GARY M. WOLTER AND WIFE, LAURA D. DINAN
5241 CALDWELL MILL ROAD, BIRMINGHAM, AL 35242
GARY B. WOLTER AND WIFE, JEAN D. WOLTER
5053 WAGON TRACE, BIRMINGHAM, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED EIGHT THOUSAND AND NO DOLLARS (\$108,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), GEORGE A. COLLINS AND WIFE, BETSY P. COLLINS (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, GARY M. WOLTER AND WIFE, LAURA D. DINAN; GARY B. WOLTER AND WIFE, JEAN D. WOLTER (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 SCHEDULE-A

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 75, Page 889; Real 75, Page 897 and Real 75, Page 910 in the official records of Shelby County.
- (5) Subject to Easement for ingress, egress and utilities as recorded in Instrument No. 1996-10930.
- (6) Subject to Road agreement as recorded in Real 75, Page 912 and Instrument No. 1996-10930.
- (7) Subject to Flood easement and maintenance agreement as recorded in Real Volume 75, Page 918.

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 I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on JANUARY 10, 1997.


GEORGE A. COLLINS

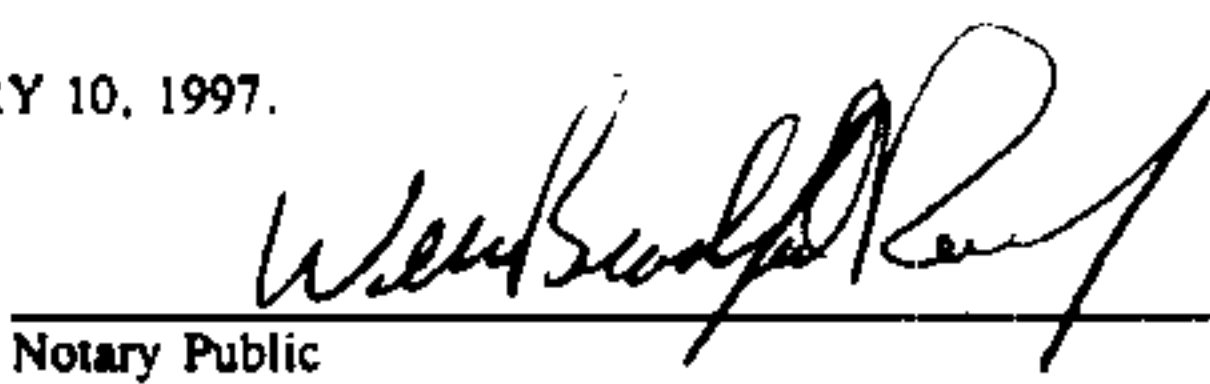

BETSY P. COLLINS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that GEORGE A. COLLINS AND WIFE, BETSY P. COLLINS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JANUARY 10, 1997.

My commission expires: 4/20/99


Notary Public

PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Inst # 1997-01556

01/13/1997-01556
01:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
B02 REC 119.00



SCHEDULE-A

Parcel I:

From the true NW corner of the SW 1/4-NE 1/4 of Section 23, T19S, R1W, run thence South along the true West boundary of said SW 1/4-NE 1/4 a distance of 660.27 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 660.27 feet to the true SW corner of said SW 1/4-NE 1/4; thence turn 89 degrees 16' 47" left and run 668.31 feet to the true SE corner of the SW 1/4 of said SW 1/4-NE 1/4; thence turn 90 degrees 52' 17" left and run 661.82 feet to the true NE corner of said SW 1/4-SW 1/4-NE 1/4; thence turn 88 degrees 56' 14" left and run 666.76 feet to the point of beginning of herein described parcel of land. Subject to portion of a 60.0 foot easement for ingress and egress and utilities recorded as Instrument #1996-10930, running along the East boundary of heretofore described parcel of land.

Parcel II:

From the true NW corner of the SW 1/4-NE 1/4 of Section 23, T19S, R1W, being the point of beginning of herein described parcel of land, run thence South along the true West boundary of said SW 1/4-NE 1/4 a distance of 660.27 feet; thence turn 89 degrees 05' 18" left and run 666.76 feet to the true SE corner of the NW 1/4 of the SW 1/4-NE 1/4 of said Section 23; thence turn 91 degrees 03' 46" left and run 135.39 feet along the true East boundary of said NW 1/4-SW 1/4-NE 1/4 and the centerline of a 60.0 foot easement for ingress and egress and utilities recorded as Instrument #1996-10930, to the P.C. of a curve concave left, having a delta angle of 65 degrees 53' 34" and tangents of 100.0 feet; thence along said curve centerline a distance of 177.45 feet to the P.T.; thence along the tangent a distance of 473.26 feet to a point on the true North boundary of aforementioned SW 1/4-NE 1/4; thence turn 22 degrees 51' 07" left and run 141.52 feet to the point of beginning of herein described parcel of land. Subject to rights of way and easements of record.

Parcel III:

From the true NW corner of the SW 1/4-NE 1/4 of Section 23, T19S, R1W, run thence East along the true North boundary of said SW 1/4-NE 1/4 a distance of 141.52 feet to a point in the centerline of a 60.0 foot easement for ingress and egress and utilities, recorded as Instrument #1996-10930, being the point of beginning of herein described parcel of land; thence turn 22 degrees 51' 07" right and run 473.26 feet along said easement centerline to the P.C. of a curve concave right, having a delta angle of 65 degrees 53' 34" and tangents of 100.0 feet; thence along said curve centerline a distance of 177.45 feet to the P.T., being a point on the true East boundary of the W 1/2 of said SW 1/4-NE 1/4; thence North along the true East boundary of said W 1/2 of SW 1/4-NE 1/4 a distance of 322.68 feet to the true NE corner thereof; thence turn 88 degrees 44' 41" left and run 523.39 feet to the point of beginning of herein described parcel of land. Subject to rights of way and easements of record.

Also: a 60 foot wide access easement situated in Sections 23 and 26, Township 19 South, Range 1 West, the center line of which is described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, and run South along the East line of said Quarter-Quarter a distance of 416.60 feet to the Northern right of way of old Highway 280; thence turn an angle to the right of 268 degrees 28 minutes 00 seconds and run Westerly along said right of way a distance of 847.60 feet; thence turn an angle to the right of 271 degrees 31 minutes 44 seconds and run 300.0 feet; thence turn an angle to the right of 180 degrees 13 minutes 57 minutes and run 299.95 feet; thence turn an angle to the right of 187 degrees 58 minutes 17 seconds and run 202.40 feet; thence turn an angle to the right 171 degrees 47 minutes 00 seconds and run 157.85 feet; thence turn an angle to the right of 220 degrees 03 minutes 42 seconds and run 130.92 feet; thence turn an angle to the right of 191 degrees 20 minutes 55 seconds and run 374.05 feet; thence turn an angle to the right of 174 degrees 34 minutes 10 seconds and run 332.18 feet; thence turn an angle to the right of 184 degrees 53 minutes 33 seconds and run 179.76 feet; thence turn an angle to the right of 121 degrees 47 minutes 17 seconds and run 121.73 feet to the point of beginning; thence continue same course 148.90 feet; thence turn an angle to the right of 182 degrees 28 minutes 27 seconds and run 194.43 feet; thence turn an angle to the right of 210 degrees 39 minutes 45 seconds and run 637.41 feet; thence turn an angle to the right of 193 degrees 16 minutes 05 seconds and run 352.04 feet; thence turn an angle to the right of 188 degrees 06 minutes 38 seconds and run 399.77 feet to the end of said 60 foot easement.

Situated in Shelby County, Alabama.

01/15/1997-01556
01:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 119.00