

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to: Michael J. Sampsell and

(Name) Mercedes K. Sampsell
(Address) 8327 Highway 51
Sterrett, AL 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Six Thousand and No/100 DOLLARS

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

Odell C. Payne, A Single Person
(herein referred to as grantors), do grant, bargain, sell and convey unto

Michael J. Sampsell and wife, Mercedes K. Sampsell

(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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 42,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

\$ 8,400.00 of the purchase price is being paid by the proceeds of a second
mortgage loan executed and recorded simultaneously herewith.

Odell C. Payne is one and the same as Odell Payne.

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SHELBY COUNTY JUDGE OF PROBATE
002 REC 17.00

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 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 7th
day of February, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Odell C. Payne
Odell C. Payne

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Odell C. Payne, A Single Person, 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 7th day of February, A.D., 19 97.

My Commission Expires:

Notary Public

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Exhibit "A"

A parcel in the E 1/2 of the NE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama. Said survey is the area bounded by existing fencing and Shelby County Road No. 51 (formerly called Pumpkin Swamp Road) and more particularly described as follows:

Commence at the NE corner of the property described in Real 213 page 94, in the Records of Probate of Shelby County, Alabama, said NE corner a point on the West right of way of Shelby County Highway No. 51 (old Pumpkin Swamp Road) 0.50 feet West of the NE corner of Section 29, Township 19 South, Range 1 East; thence Southwesterly along said West right of way 538.05 feet measures (602 feet old deed) to a 2 inch diam axle at an existing fence corner and that point of beginning of the property herein described, thence turn right 78 deg. 00 min. 05 sec. Northwesterly along an existing fence 417.44 feet measures (525 feet old deed) to a tree and fence intersections, thence turn left 109 deg. 29 min. 42 sec. Southerly along an existing fence 744.27 feet measures (741 feet old deed) to a utility pole crosote fence post on the West right of way of said Shelby County Highway No. 51 (old Pumpkin Swamp Road); thence turn left 145 deg. 09 min. 57 sec. Northeasterly along said West right of way 223.79 feet; thence turn left 01 deg. 18 min. 21 sec. continuing along said right of way 254.16 feet; thence turn left 02 deg. 38 min. 03 sec. continuing Northeasterly along said West right of way 244.02 feet measures (a total of 721.97 feet measures along the road (870 feet old deed) to said 2 inch diam axle and the point of beginning; being situated in Shelby County, Alabama.

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