

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
DAVID DOWNARD
TAMMY DOWNARD

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/TTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-THREE THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$23,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we J.W. DINAN, a married man and LAURIE DINAN, a married woman (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **DAVID DOWNARD and TAMMY DOWNARD** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED TO AND MADE A PART HEREOF

Subject to:

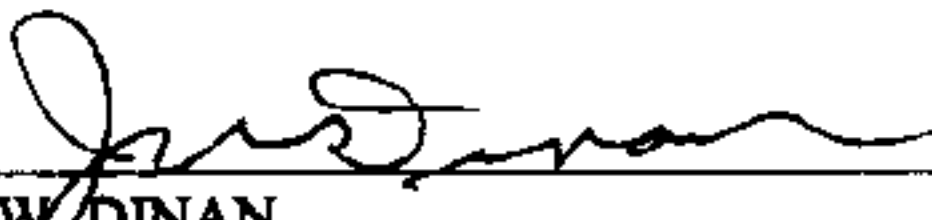
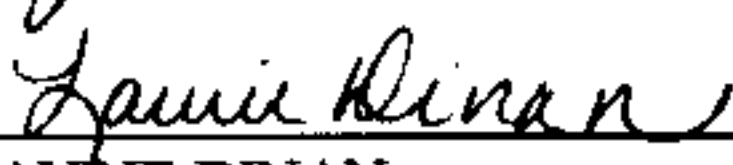
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of the GRANTORS nor their spouses.

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 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 a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 6th day of March, 1997.


J.W. DINAN

LAURIE DINAN

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J.W. DINAN and LAURIE DINAN, 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 6th day of March, 1997.


Notary Public
My Commission Expires: 5/29/99

03/19/1997-08529
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
FOR HCS 35.00

Inst # 1997-08529

EXHIBIT "A"

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 12, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the southwest corner of the Southeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 02 degrees West (deed and measured) along the west line of said quarter-quarter section and along the west line of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter for a distance of 2654.00 feet (deed) to an iron pin found; thence continue North 02 degrees 00'00" West for a distance of 47.88 feet to an intersection of said quarter-quarter line and that line as established by Court Judgement CV-83-295, dated February 15, 1985, said intersection point being the POINT OF BEGINNING; thence continue North 02 degrees 00'00" West along the west line of the Southeast Quarter of the Northwest Quarter for a distance of 243.31 feet; thence leaving said quarter-quarter section line run North 80 degrees 28'25" East (deed-North 80 degrees 29' East) for a distance of 454.6 feet to the centerline of Pumpkin Swamp Road (Average Width of maintenance is 40 feet); thence run South 09 degrees 00'35" East (deed-South 09 degrees 00' East) along said centerline for a distance of 89.80 feet (measured and deed); thence run South 21 degrees 21'25" West (deed-South 21 degrees 22' West) along said centerline for a distance of 207.77 feet to the aforementioned line established by Court Judgement; thence leaving said centerline run South 84 degrees 30'03" West along said Court Judgement line for a distance of 379.96 feet to the POINT OF BEGINNING.

Containing 2.56 acres more or less (Less and Except that area subject to the right of way for Pumpkin Swamp Road).

Inst # 1997-08529

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SHELBY COUNTY JUDGE OF PROBATE
002 HCS 35.00