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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Ronnie D. Prather

(Address) P.O. Box 382586
Birmingham AL 35288

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy One Thousand and no/100-----(\$71,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John W. Taylor and wife, Katherine T. Taylor,

(herein referred to as grantors) do grant, bargain, sell and convey unto

04/10/1997-11198
02:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 42.00

Ronnie D. Prather and wife, Deborah H. Prather,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 5 and in the NW 1/4 of the SW 1/4 and in the SW 1/4 of the NW 1/4 of Section 4, Township 20 South, Range 1 East, being more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 East; thence run West along the north line thereof for 834.01 feet to the Northeasterly right of way of Shelby County Highway 51; thence 132 degrees 01 minute 25 seconds right run Southeasterly along said right of way for 54.03 feet to a curve to the left (having a central angle of 41 degrees 34 minutes 39 seconds and a radius of 706.33 feet); thence run along said curve and right of way for 512.56 feet to tangent of said curve; thence continue along said right of way for 650.0 feet; thence 47 degrees 00 minutes left run along said right of way for 100.0 feet to the Westerly right of way of Shelby County Highway 55 and a curve to the left (having a central angle of 19 degrees 28 minutes 28 seconds and a radius of 908.88 feet); thence run Northerly along said curve and right of way for 308.92 feet to the tangent of said curve and right of way for 308.92 feet to the tangent of said curve; thence continue along said right of way for 130.0 feet; thence 110 degrees 50 minutes 19 seconds left run Southwesterly for 366.59 feet to the south line of the SW 1/4 of the NW 1/4 of Section 4, Township 20 South, Range 1 East; thence 25 degrees 48 minutes right run West for 55.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$40,000.00 of the above recited purchase was paid by a mortgage recorded 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 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 the 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; 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, we have hereunto set our hand(s) and seal(s), this 9th day of April, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

John W. Taylor (Seal)
Katherine T. Taylor by John W. Taylor (Seal)
Katherine T. Taylor by John W. Taylor,
Attorney in Fact under Power of Attorney
recorded as Instrument #1997-_____ in Probate
Office of Shelby County, Alabama.

STATE OF ALABAMA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that John W. Taylor

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, A. D., 19 97

My Commission Expires: 10/16/2000

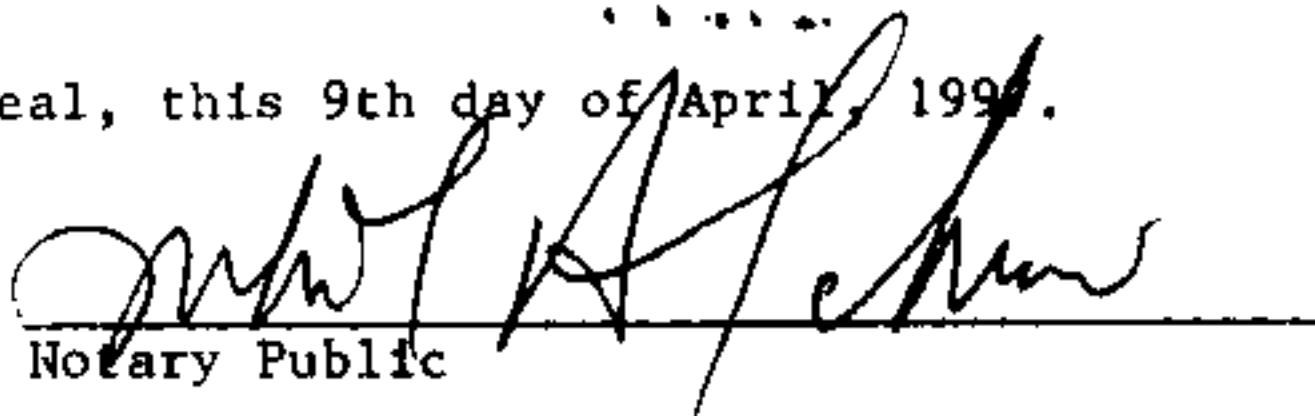
DDITIONAL ACKNOWLEDGMENT ON REVERSE SIDE

Inst # 1997-11198

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared JOHN W. TAYLOR, whose name as Attorney in Fact for KATHERINE T. TAYLOR, 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, he executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 9th day of April, 1997.


Notary Public

My Commission Expires: 10/16/2000

Inst # 1997-11198

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