

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: James Gary Heusser

name

676 Indian Crest Drive

address

Birmingham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND FOUR HUNDRED AND NO/100-----
----- DOLLARS (\$173,400.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Randy L. Flynn and wife, Donna P. Flynn

(herein referred to as grantors) do grant, bargain, sell and convey unto James Gary Heusser and wife, Peggy F. Heusser

(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 current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

\$ 138,700.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

Inst # 1997-13691

05/02/1997-13691
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00

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 herunto set our hand(s) and seal(s), this 30th
day of April, 19 97.

(Seal)

(Seal)

(Seal)

Randy L. Flynn (Seal)
Donna P. Flynn (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that
Randy L. Flynn and wife, Donna P. Flynn
whose name(s) 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 30th day of April, A.D., 1997

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

1997-13691

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 section and run thence Northerly along the East line thereof for a distance of 835.00 feet to the point of beginning of the property herein described; thence continue Northerly along said 1/4-1/4 section line a distance of 423.35 feet to a point on the center line of a 60 foot wide road; thence turn 122 degrees, 32 minutes left and run Southwesterly along said center line for a distance of 417.08 feet to the P. I. (Point of Intersection) of a curve to the left having a central angle of 48 degrees, 17 minutes, 30 seconds; thence turn 48 degrees, 17 minutes, 30 seconds left and run Southwesterly along said center line for a distance of 249.91 feet to a point on the sub-tangent of a curve to the right having a central angle of 33 degrees, 50 minutes; thence turn 106 degrees, 10 minutes left and run Northeasterly for a distance of 394.39 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 2 West, and run North along the East line of said 1/4-1/4 section 835.0 feet to the point of beginning; thence an angle to the left of 96 degrees, 56 minutes, 30 seconds and run Southwesterly 365.26 feet to the Southeasterly right of way of Indian Crest Road a constructed thirty feet from the center line of said road; thence an angle to the right of 108 degrees, 24 minutes, 32 seconds to the tangent of a curve to the left having a radius of 2546 feet and having a central angle of 2 degrees, 17 minutes, 32 seconds; thence run Northeasterly along the arc of said curve 101.86 feet to a point of reverse curve to the right having a radius of 282.30 feet and a central angle of 29 degrees, 55 minutes, 58 seconds; thence run Northeasterly along the arc of said curve on the Southeasterly right of way of Indian Crest Road 147.48 feet; thence an angle to the right of 74 degrees, 23 minutes, 21 seconds from tangent of said curve and run Southeasterly 310.44 feet to the Easterly line of 1/4-1/4 section; thence an angle to the right of 66 degrees, 30 minutes, 11 seconds and run South along the East line of said 1/4-1/4 section 65.35 feet to the point of beginning, being situated in Shelby County, Alabama.

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