

SEND TAX NOTICE TO:

(Name) Larry Carraway

This instrument was prepared by

(Address)

(Name) John S. Somerset-SUDDERTH & SOMERSET

(Address) 5385 1st Avenue, North, Birmingham, AL 35212

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) DOLLAR

and the execution of a wraparound mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Brad Reed, an unmarried man

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

Larry Carraway and Devry Carraway

therein referred to as GRANTEES) as joint tenants, with right of survivorship, the following county portion of estate situated in

Shelby

County, Alabama to-wit:

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, and run North along the West line thereof 470.00 feet to the point of beginning; thence continue along the last described course 841.80 feet; thence 89 deg. 26 min. 20 sec. right and run East 224.95 feet to the Westerly right of way line of Egg & Butter Road; thence 89 deg. 57 min. 47 sec. right and run Southerly along said right of way 241.92 feet; thence 5 deg. 35 min. 18 sec. left and continue along said right of way line 126.52 feet; thence 3 deg. 18 min. 07 sec. left and continue along said right of way line 457.79 feet; thence 95 deg. 00 min. 38 sec. left and run 317.53 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a non-exclusive 60-foot easement, the centerline of which is described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, and run North along the West line thereof 800.64 feet to the point of beginning; thence 76 deg. 49 min. 45 sec. right and run 139.18 feet; thence 33 deg. 36 min. 42 sec. left and run 70.93 feet; thence 25 deg. 18 min. left and run 68.52 feet; thence 39 deg. 35 min. 46 sec. right and run 34.41 feet to the Westerly right of way line of Egg & Butter Road, and the point of ending of said easement; being situated in Shelby County, Alabama.

Subject to ~~easements~~, rights of way and restrictions of record, to taxes which are a lien but not due and payable to a first mortgage in favor of L. Douglas Joseph in the approximate principal balance of \$3,672.00, which Grantor will continue to pay, and to a second wraparound mortgage of \$14,000.00 in favor of the Grantor herein.

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, I have hereunto set my hand(s) and seal(s), this

day of June 19 97

WITNESS:

(Seal)

Brad Reed

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

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

hereby certify that Brad Reed

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

day of

A. D. 19 97

Notary Public