

SEND TAX NOTICE TO:

Mr. Dennis Vandegrift, Sr.
1421 Baulham Drive
Birmingham, AL 35216

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst • 1997-19831

06/25/1997-19831
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SMA 42.50

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIFTY-SIX THOUSAND AND NO/100.....(\$56,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **MICHAEL REESER and NORMA REESER, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **DENNIS VANDEGRIFT, SR.** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

See attached "Exhibit A" for legal description.

Subject to:

1. Taxes for 1997 and subsequent years, not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Co. as shown by instrument(s) recorded in Deed Book 104 page 531 in Probate Office.

\$27,400.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of June, 1997.

Michael Reeser (Seal)
MICHAEL REESER

Norma Reeser (Seal)
NORMA REESER

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Reeser and Norma Reeser, Husband and Wife**, 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 23rd day of June, 1997.

[Signature]
Notary Public

NOTARY PUBLIC STATE OF ALABAMA
COMMISSION EXPIRES 12/31/98
[Signature]

"Exhibit A"
Legal Description

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West; thence run Easterly along the north line thereof for 942.04 feet to the easterly R/W of U.S. Highway #31; thence 85 deg. 56 min. left run Southerly along said R/W for 278.20 feet to the Point of Beginning; thence continue last described course for 220.02 feet to a point; thence 86 deg. 00 min. left run Easterly for 175.00 feet to a point; thence 93 deg. 50 min. 53 sec. left run Northerly 100.20 feet to a point; thence 0 deg. 36 min. 41 sec. left run Northerly 120.14 feet to a point; thence 85 deg. 37 min. 52 sec. left run Westerly for 174.16 feet to the Point of Beginning.

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Michael Reese
Norma Reese