

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1997-20583

This Instrument was
prepared by:

SEND TAX NOTICE TO:

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Attorneys at Law
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TIMOTHY J. GAWNE
580 INDIAN CREST DRIVE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY THOUSAND and 00/100 (\$190,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JAMES E. ALDERMAN and JANICE N. ALDERMAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TIMOTHY J. GAWNE and ANNE C. GAWNE, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A TRACT OF LAND SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 2 WEST, PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID NW 1/4 OF NE 1/4 AND RUN THENCE NORTHERLY ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 585.00 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG THE EAST QUARTER-QUARTER LINE FOR A DISTANCE OF 250.00 FEET; THENCE TURN 97 DEGREES 00' LEFT AND RUN SOUTHWESTERLY FOR A DISTANCE OF 394.39 FEET TO A POINT IN A 60 FOOT WIDE PUBLIC ROAD RIGHT OF WAY KNOWN AS INDIAN CREST DRIVE; SAID POINT BEGIN ON THE SUB-TANGENT OF A CENTER LINE CURVE HAVING A CENTRAL ANGLE OF 33 DEGREES 50' AND A CENTER LINE TANGENT OF 175.00 FEET; THENCE TURN 73 DEGREES 50' LEFT AND RUN SOUTHWESTERLY ALONG SAID SUB-TANGENT FOR A DISTANCE OF 93.67 FEET TO THE P.T. OF A CURVE; THENCE TURN 33 DEGREES 50' RIGHT AND RUN SOUTHWESTERLY ALONG THE SUB-TANGENT OF SAID CURVE A DISTANCE OF 149.94 FEET TO A POINT ON SAID SUB-TANGENT; THENCE TURN 133 DEGREES 01' LEFT AND RUN EASTERLY FOR A DISTANCE OF 508.59 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION LYING WITHIN SAID RIGHT OF WAY OF INDIAN CREST DRIVE. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.

\$142,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES E. ALDERMAN and JANICE N. ALDERMAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of June, 1997.


JAMES E. ALDERMAN


JANICE N. ALDERMAN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES E. ALDERMAN and JANICE N. ALDERMAN, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of June, 1997.


Notary Public

My commission expires: 7/16/98

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