

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **NINETY THREE THOUSAND EIGHT HUNDRED FIFTY & NO/100 DOLLARS (\$93,850.00)** and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Stephnie F. Flurry**, an unmarried woman (herein referred to as "Grantor"), grants, bargains, sells and conveys unto **James E. Posey and Eleanor P. Posey** (herein collectively referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein as if fully set forth and at length.

SUBJECT TO AND EXCEPT FOR:

1. 1997 Advalorem Taxes.
2. The property is sold and conveyed subject to any mineral and/or mining rights not owned by Grantor.

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 said Grantor does for herself, her heirs and assigns covenant with said Grantees their heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1997-23654

1.

07/29/1997-23654
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 32.50

Inst # 1997-23654

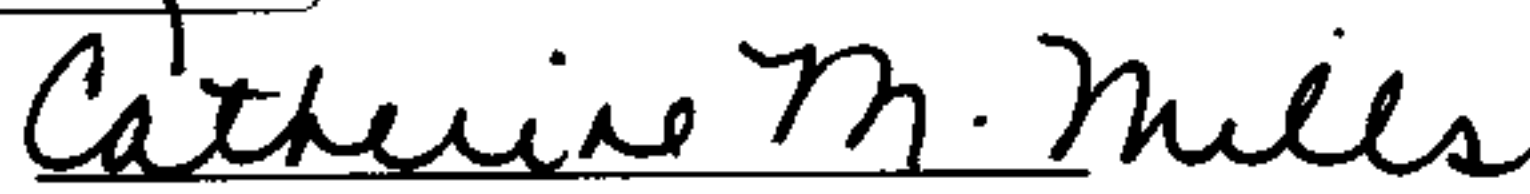
IN WITNESS WHEREOF, the said Grantor has executed this conveyance, this the 25 day of July, 1997.


STEPHANIE F. FLURRY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHNIE F. FLURRY 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, she executed the same voluntarily.

Given under my hand this 25th day of July, 1997.


Notary Public
My Commission Expires: 11/2/98

RE-2697

THIS INSTRUMENT WAS PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, Alabama 35209
(205) 414-1212

SEND TAX NOTICE TO:

Mr. and Mrs. James E. Posey
3777 Hwy 83
Vincent, AL 35178

EXHIBIT "A"

All that part of the SE 1/4 of the SE 1/4 of Section 9, Township 19, Range 2 East, that lies South of Spring Creek and East of Baker's Spring Branch. Also, a parcel of land located in the Northeast corner of the NE 1/4 of the NE 1/4 of Section 16, Township 19, Range 2 East, described as follows: Beginning at the Northeast corner of said Section 16 and run thence South 87 deg, 30 min. West for a distance of 261.4 feet; run thence South 2 deg. 30 min. East to the North side of the Vincent Public Road; run thence in an Easterly direction along the North right of way line of the Vincent Public Road to the point of intersection with the East line of said Section 16; run thence North along the East line of said Section 16 to the point of beginning; all in said section 16.

ALSO a tract of land in the Northwest corner of Section 15, Township 19, Range 2 East, beginning at the Northwest corner of said Section 15 and run thence South to the North right of way line of the Vincent Public Road; run thence in an Easterly direction along the North right of way line of said Vincent Public Road a distance of 75 feet; run thence North and parallel with the West line of said Section 15 to the North line of said Section 15; run thence West along said North line for a distance of 75 feet to the point of beginning. All being situated in Shelby County, Alabama.

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