

SEND TAX NOTICE TO:
(Name) Celeste Nunnally and
David P. Gray
(Address) 5744 Spring Creek Road
Montevallo, AL 35115

Inst # 1997-24511

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Thirty-nine thousand Four Hundred and no/100 Dollars (\$139,400.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **William B. Hahn, Jr. and wife, Katherine Jane Hahn**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Celeste Nunnally and husband, David P. Gray** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the NW corner of said 1/4 1/4 Section located in the NE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, and proceed Eastward along the North boundary of same 351.27 feet to the intersection with the Southeast margin of a paved highway for the point of beginning of said tract; thence continue in the same straight line 500.0 feet; thence at an angle of 122 deg. 48 min. to the right for a distance of 461.61 feet; thence at an angle of 101 deg. 29 min. to the right for a distance of 450 feet; thence at an angle of 90 deg. 00 min. to the right for a distance of 103.7 feet to the point of beginning. Said tract situated in the NE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama.

Parcel II

A parcel of land in the NE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama described as follows:

Beginning at the NE corner of the NE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, and run North 86 deg. 13 min. 07 sec. West along the North line of said 1/4 1/4 Section for a distance of 536.41 feet to the NE corner of property described in Book 320 page 527; thence South 36 deg. 34 min. 53 sec. West for 461.61 feet to the Southerly corner of property described in said Deed Book; thence North 86 deg. 47 min. 15 Sec. East for 808.64 feet to a point of intersection with the East line of said Section 5; thence North 00 deg. 35 min. 16 sec. East and along said East Section line for a distance of 290.00 feet to point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. General and special taxes or assessments for 1997 and subsequent years not yet due and payable
2. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 126, page 165; Deed Book 213, page 421 (Parcel II) and Deed Book 246 page 863 (Parcel I) in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 200, page 481 in Probate Office.
4. Easement(s) to Water Works Board of Town of Calera as shown by instrument recorded in Deed Book 186, page 24 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. # 1993-36541 (Parcel II) in Probate Office.
6. Location of fences on property as shown on the survey by William Varnon dated October 10, 1993. (Parcel II).
7. Mineral and Mining rights not owned by the grantors.
8. Purchase Money Mortgage in the amount of \$9,400.00 executed simultaneously herewith.

08/05/1997-24511
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB
141.00

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, have hereunto set my or our hands and seals, this 4th day of August, 1997.

William B. Hahn, Jr. (SEAL)
William B. Hahn, Jr.

Katherine Jane Hahn (SEAL)
Katherine Jane Hahn

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William B. Hahn, Jr. and wife, Katherine Jane Hahn**, 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 4 day of August, 1997.

Lance Brasher (SEAL)
Notary Public

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 141.00