

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Holliman, Shockley & Kelly  
(Name) 2491 Pelham Parkway  
Pelham, AL 35124  
(Address)

Send Tax Notice To:

Michael D. Price  
(Name) 3802 County Road 37  
Clanton, AL 35045  
(Address)

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, . . .

That in consideration of One Hundred Fifteen Thousand and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
H. Albert Awtrey and wife, Rosemarie J. Awtrey and Rudy R. James and wife,  
Linda Gowland James

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

Michael D. Price and wife, Connie Cherie Price

(herein 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 made a part hereof as if set forth in  
full herein for the complete legal description of the property being conveyed  
by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any; (3) Mineral and mining rights, if any.

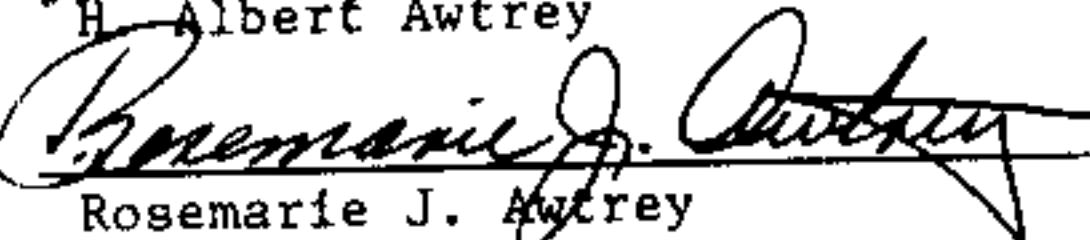
\$ 103,500.00 of the purchase price recited above was paid from the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

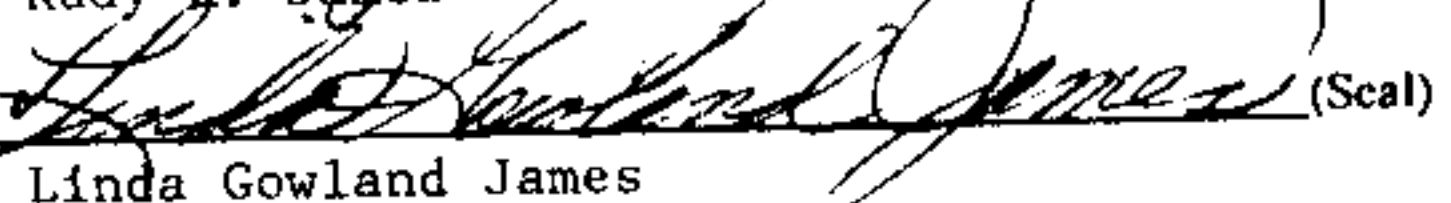
08/14/1997-25851  
09:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 22.50

TO HAVE AND TO HOLD, to 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, we have hereunto set our hand(s) and seal(s), this 25th day of  
July, 1997

 (Seal)  
H. Albert Awtrey  
 (Seal)  
Rosemarie J. Awtrey

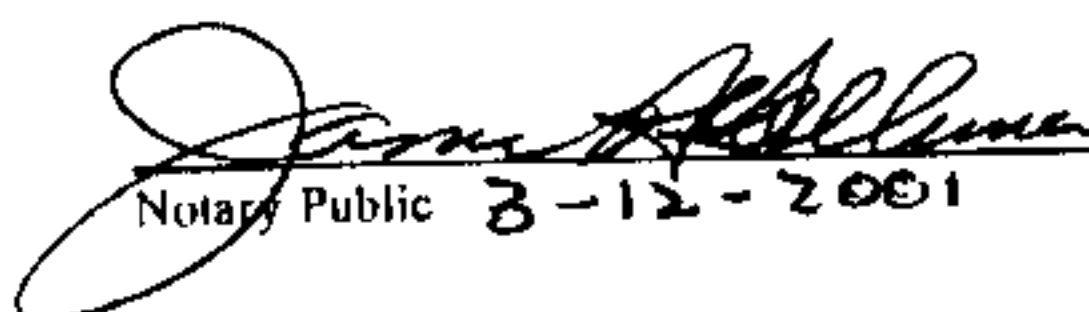
 (Seal)  
Rudy R. James  
 (Seal)  
Linda Gowland James

STATE OF ALABAMA  
COUNTY OF Shelby

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that  
H. Albert Awtrey & Wife, Rosemarie J. Awtrey & Rudy R. James and wife, Linda Gowland James, whose name(s) 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 the 25th day of July, 1997.

  
Notary Public 3-12-2001

Inst # 1997-25851

**EXHIBIT "A"**

Commence at the southwest corner of the SE 1/4 of the NE 1/4 of Section 12, Township 24 North, Range 15 East, thence run east along the south line of said 1/4-1/4 Section as established by the map and survey of Glasscock's subdivision (Spring Creek) as recorded in Map Book 4, page 23, in the Probate Office of Shelby County, Alabama for 1,018 feet, more or less, to an iron pin at the southeast corner of Lot 19, Block 5 of said subdivision; thence turn an angle to the left of 90° 02' 23", more or less, and run north along the east line of said Glasscock's subdivision for 415.50 feet to an iron pin on the east line of Lot 8, Block 9 of said Glasscock's subdivision; thence 89° 43' 48" right and run east, along an old fence line, for 269.4 feet to a point on the west bank of Lay Lake as it presently exist, and said point being the point of beginning of Parcel "A"; Thence reverse the last stated course and run west, along said old fence line for 269.4 feet to an iron pin; thence 89° 43' 48" left and run south along the east line of said Glasscock's subdivision for 200.50 feet to an iron pin; thence 90° 00' 00" left and run east for 52.00 feet to an iron pin; thence 30° 00' 00" left and run northeasterly for 69.00 feet to an iron pin; thence 85° 00' 00" right and run southeasterly for 150.5 feet to a point on the west bank of Lay Lake as it presently exist; thence run generally northeasterly along the meandering of the west bank of Lay Lake to the point of beginning.

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