

WARRANTY DEED (Without Survivorship)

\$100,000

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Ten Dollars and no/100, (\$10.00), to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Randy Britt and Jenny Britt, formerly husband and wife, (herein referred to as GRANTORS, whether one or more) grant, bargain, sell and convey unto Jenny Britt, a single woman, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is pursuant to the Final Judgment of Divorce of May 19, 1997, Shelby County Case Number DR-96 394.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simply 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, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25th day of August, 1997.

Randy Britt (Seal)
Randy Britt, a single man

Jenny Britt (Seal)
Jenny Britt, a single woman

STATE OF ALABAMA)
SHELBY COUNTY)

I, J. Hearn Lowe Jr., a Notary Public in and for said County, in said State, hereby certify that Randy Britt, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, 1997.

J. Hearn Lowe Jr.
NOTARY PUBLIC

STATE OF ALABAMA)
SHELBY COUNTY)

I, Melba J. Smith, a Notary Public in and for said County, in said State, hereby certify that Jenny Britt, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, 1997.

Melba J. Smith
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

BOYD & FERNAMBUCQ, P.C.
Suite 302
2801 University Boulevard
Birmingham, AL 35233
(205) 930-9000

Inst # 1997-31674

09/30/1997-31674
04:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 111.00

Inst # 1997-31674

EXHIBIT "A"

A parcel of land located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of said Section 8; thence in a Southerly direction, along the East line of Said 1/4 1/4 Section a distance of 1316.77 feet to the Southeast corner of said 1/4 1/4 Section; thence 150 deg. 30 min. 34 sec. right in a Northwesterly direction a distance of 1934.59 feet to the center line of Shelby County Hwy. 39; thence 98 deg. 52 min. 40 sec. right in a Northeasterly direction along said center line a distance of 280.53 feet; thence 1 deg. 27 min. 45 sec. left in a Northeasterly direction along said center line a distance of 91.11 feet; thence 83 deg. 19 min. 14 sec. right in a Southeasterly direction a distance of 315.71 feet; thence 70 deg. 04 min. 45 sec. left in a Northeasterly direction a distance of 281.10 feet; thence 14 deg. 47 min. 28 sec. left in a Northeasterly direction a distance of 166.59 feet, thence 109 deg. 40 min. 41 sec. right right in a Southeasterly direction along a fence a distance of 334.13 feet to the point of beginning; being situated in Shelby County, Alabama.

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