

This instrument was prepared by

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Charles D. Catchings

(Name) 142 Big Oak Drive
Alabaster, AL 35007

(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 Two Hundred Forty Four Thousand Nine Hundred and no/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Donald Lambert and wife, Pamela Denise Lambert

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

Charles D. Catchings and wife, Martha N. Catchings

(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.

\$ 185,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

08/14/1997-25815
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 68.50

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 18th day of July, 19 97.

(Seal) James Donald Lambert (Seal)
James Donald Lambert
(Seal) Pamela Denise Lambert (Seal)
Pamela Denise Lambert

10/07/1997-32583
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00
General Acknowledgment

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Donald Lambert and wife, Pamela Denise Lambert 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 18th day of July, 1997.

8-29-97

Notary Public

Inst # 1997-32585

Inst # 1997-25815

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, particularly described as follows:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of said Section 15 and run North 89 degrees, 43 minutes, 56 seconds East along the North boundary of said 1/4-1/4 section for 650.10 feet to the point of beginning; thence continue North 89 degrees, 43 minutes, 56 seconds East for 169.90 feet to a point; thence South 16 degrees, 24 minutes, 54 seconds West for 659.32 feet to a point on the North boundary of Big Oak Drive; thence South 89 degrees, 45 minutes, 15 seconds West along said North boundary of Big Oak Drive for 35.0 feet to the P.C. (point of curve) of a curve to the right; thence in the arc of said curve, having a radius of 30.0 feet and a central angle of 47 degrees, 16 minutes, 45 seconds for a distance of 24.76 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve North 42 degrees, 58 minutes, 00 seconds West and along the North boundary of said Big Oak Drive, for 256.15 feet to a point; thence North 29 degrees, 42 minutes, 24 seconds East for 506.61 feet to the point of beginning; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Inst # 1997-32585

10/07/1997-32585
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00