

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway

Pelham, AL 35124

(Address)

Hoyt L. Butler, III

(Name)

155 13th Street SW

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 Eighty-Nine Thousand and no/100-----Dollars

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

Richard Lee Allen, a single man

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

Hoyt L. Butler, III, a married man

(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.

\$ 89,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

10/09/1997-33034
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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, I have hereunto set my hand(s) and seal(s), this 23rd day of
September, 19 97.

(Seal)

Richard Lee Allen

(Seal)

(Seal)

(Seal)

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
Richard Lee Allen, a single man, whose name(s) 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, his
is, executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this the 23rd day of September, 1997.

Notary Public

Inst # 1997-33034

EXHIBIT "A"

DESCRIPTION:
Commence at the Southeast corner of Section 34, Township 20 South, Range 3 West; thence run West along the South line of Section 34 for 710.67'; thence turn an angle to the right of $89^{\circ}11'14''$ and run North for 144.97' to the point of beginning; from the point of beginning thus obtained continue along the last described course for 94.08'; thence turn an angle to the right of $78^{\circ}29'38''$ and run Northeast along the South line of 13th Street, S.W. for 104.06' to the point of commencement of a curve to the left having a central angle of $22^{\circ}34'43''$ and a radius of 254.56'; thence run along the arc of said curve for a distance of 100.31'; thence run along the tangent if extended to said curve along the South line of 13th St., S.W. for 33.75' to the intersection of the West line of Allen Street; thence turn an angle to the right of $135^{\circ}38'55''$ to the tangent of a curve to the left having a central angle of $14^{\circ}37'45''$ and a radius of 148.10'; thence run along the arc of said curve along the West right of way of Allen Street for 37.81'; thence run along the tangent if extended to said curve in a Southerly direction along the West right of way for 111.54' to the point of commencement of a curve to the right having a central angle of $93^{\circ}51'26''$ and a radius of 25.00'; thence run along the arc of said curve along the West and North right of way for 40.95'; thence run along the tangent if extended to said curve along the North right of way of Allen Street for 199.67' to the point of beginning.
Contains 0.6296 Acres.

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