

This instrument was prepared by

Send Tax Notice To: Joyce Lutz

(Name) Lamar Ham

name

150 Hwy. 277

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

address

Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Thousand and 00/100-----dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cannon Ball, an Alabama General Partnership
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joyce Lutz and Paul Lutz
(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 Attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, mineral and mining rights
and rights of way of record.

10/29/1997-35276
11:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

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 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 October, 19 97.

Cannon Ball, an Alabama General Partnership

By: [Signature] (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
C. M. Keely
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 23rd day of October, A.D., 1997
as Partner of Cannon Ball, an Alabama General Partnership
*in his capacity as such Partner and with full authority

[Signature]
Notary Public

MY COMMISSION EXPIRES NOVEMBER 9 1997

Inst # 1997-35276

EXHIBIT "A"

PARCEL ONE: Begin at the NW corner of the SW 1/4 of the NE 1/4, Section 23, Township 20 South, Range 4 West; thence in an Easterly direction, 284.40 feet to the point of beginning of tract being conveyed; thence continue along last named course, 185.76 feet; thence 33 degrees 35 minutes right, 480.51 feet; thence 98 degrees 58 minutes right, 200 feet; thence 90 degrees 00 minutes right 611.46 feet to the point of beginning, Shelby County, Alabama.

PARCEL TWO: Begin at the NW corner of the SW 1/4 of the NE 1/4, Section 23, Township 20 South, Range 4 West; thence in an Easterly direction, 470.16 feet to the point of beginning of tract being conveyed; thence continue along last named course, 644.26 feet; thence 132 degrees 33 minutes right 361.28 feet; thence 81 degrees 02 minutes right, 480.51 feet to the point of beginning, Shelby County, Alabama.

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