

Inst # 1998-11849

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES WILLIAM CHIVERS  
1880 HIGHWAY 311  
SHELBY, AL 35143

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY SEVEN THOUSAND and 00/100 (\$87,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEPHEN L. PAULEY, JR. and VALERIA A. PAULEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES WILLIAM CHIVERS and GINA P. CHIVERS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE INTERSECTION OF THE NE RIGHT OF WAY OF COUNTY ROAD NO. 47 AND THE SOUTHEAST RIGHT OF WAY OF COUNTY ROAD NO. 311; THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT OF WAY OF SAID COUNTY ROAD NO. 311, A DISTANCE OF 394.9 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAME LINE FOR 300.0 FEET; THENCE RIGHT OF 89 DEG. 14 MIN. 21 SEC. FOR 290.4 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH SAID COUNTY ROAD NO. 311 FOR 300.0 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH THE SOUTHWEST BOUNDARY OF A PARCEL DESCRIBED IN REAL BOOK 69 PAGE 381 FOR 290.4 FEET TO THE POINT OF BEGINNING, AS SHOWN BY SURVEY OF MARIE'S ACRES, AS RECORDED IN MAP BOOK 20 PAGE 2 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN THE SE 1/4 OF NW 1/4, SECTION 15, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 107 page 286 in Probate Office.
3. Restrictions, limitations and conditions as set out in Map Book 20 page 2.
4. Less and except any portion lying within and road right of way as shown on Map Book 20 page 2.

\$82,650.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

04/03/1998-11849  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 15.50

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STEPHEN L. PAULEY, JR. and VALERIA A. PAULEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of March, 1998.

*Steve L. Pauley, Jr.*  
STEPHEN L. PAULEY, JR.

*Valeria A. Pauley*  
VALERIA A. PAULEY

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEPHEN L. PAULEY, JR. and VALERIA A. PAULEY, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of March, 1998.

*Mary Margaret Ruff*  
Notary Public

My commission expires: 3/22/00

Inst # 1998-11849

04/03/1998-11849  
09:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 15.50