

SEND TAX NOTICE TO:

(Name) CHARNCHAI RAKSRIAKSORN

(Address) 9875 HIGHWAY 17  
MAYLENE, ALABAMA 35114

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND SEVEN HUNDRED AND NO/100----- DOLLARS  
(\$185,700.00)

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

Kenneth D. Hankins and wife, Linda S. Hankins

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

CHARNCHAI RAKSRIAKSORN and TAVIA SORRELL

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,  
INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$148,550.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

Inst # 1998-12040

04/06/1998-12040  
09:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 48.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 31st

day of March, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Linda S. Hankins (Seal)  
Attorney in Fact for Kenneth D. Hankins (Seal)  
Kenneth D. Hankins by his Attorney in Fact (Seal)  
Linda S. Hankins (Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Linda S. Hankins, individually and as Attorney in Fact for Kenneth D. Hankins  
whose name 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 she, in her capacity as,  
executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this

31st day of March A. D. 19 98

Stan J. Edrad

Notary Public

1998-12040  
Inst

EXHIBIT "A"

Begin at the NW corner of the SW 1/4 of Section 16, Township 21 South, Range 3 West, and run easterly along the north side of the SW 1/4 for 1503.37 feet to the point of beginning; then turn an angle of 87 degrees 15 minutes 48 seconds to the right and run southerly for 458.11 feet; then turn an angle of 87 degrees 15 minutes 48 seconds to the left and run easterly for 475.97 feet to a point on a fence line; then turn an angle of 92 degrees 44 minutes 12 seconds to the left and run northerly along said fence and along a white painted line for 458.11 feet to a point on the north side of the SW 1/4 of said Section 16; thence turn an angle of 87 degrees 15 minutes 48 seconds to the left and run westerly along the north side of the said SW 1/4 for 475.97 feet back to the point of beginning.

ALSO, included with the above described parcel is an easement for access and egress described as follows:

Begin at the NW corner of the SW 1/4 of Section 16, Township 21 South, Range 3 West and run easterly along the north side of the said SW 1/4 for 1503.37 feet; then turn an angle of 87 degrees 15 minutes 48 seconds to the right and run southerly for 458.11 feet to the point of beginning of the easement hereon described, then continue southerly along the last described course along the west side of a 30.00 foot wide easement for 198.15 feet; then turn an angle of 78 degrees 13 minutes 10 seconds to the right and run southwesterly along the north side of the 30.00 foot wide easement for 728.89 feet to a point on the east right of way of Shelby County Road No. 17.

Minerals and mining rights excepted.

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