

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.
SEND TAX NOTICE TO:

(Name) Terry Wayne Alverson
5489 Old Highway 280
(Address) Sterrett, Alabama 35147

This instrument was prepared by

Name) Mike T. Atchison, Attorney
P.O. Box 822
Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
SHELBY COUNTY }
That in consideration of Two Thousand Dollars DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kerry Michael Kmetz, a married man; Douglas M. Stinson, a married man; and
Donald R. Stinson, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Terry Wayne Alverson and Melanie Jeannine Alverson
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:
From the NW corner of the NE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, being the point of beginning of herein described parcel of land, run thence South along the West boundary of said NE 1/4 of NE 1/4, a distance of 524.96 feet; thence turn 87 degrees 40 minutes 36 seconds left and run 210.00 feet; thence turn 92 degrees 19 minutes 24 seconds left and run 524.96 feet to a point on the North boundary of said NE 1/4 of NE 1/4; thence continue along said course a distance of 47.68 feet to a point on the South boundary of Old U.S. Highway #280 (80-foot right of way); thence turn 86 degrees 24 minutes 20 seconds left and run 210.24 feet along said highway boundary; thence turn 93 degrees 35 minutes 40 seconds left and run 52.35 feet to the point of beginning of herein described parcel of land.
According to survey of Sam W. Hickey, RLS #4848, dated May 20, 1998.
LESS AND EXCEPT that portion of caption lands previously acquired by grantees by deed recorded in Real Book 252, Page 173, in Probate Office.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

06/16/1998-22296
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this
day of June, 19 98.

WITNESS:
Douglas M. Stinson (Seal)
Donald R. Stinson (Seal)
Donald R. Stinson (Seal)

Kerry Michael Kmetz (Seal)
Kerry Michael Kmetz (Seal)
by: Donald R. Stinson, Attorney in Fact (Seal)
under Power of Attorney recorded in
Instrument #19 _____, in
Probate Office of Shelby County, Alabama.

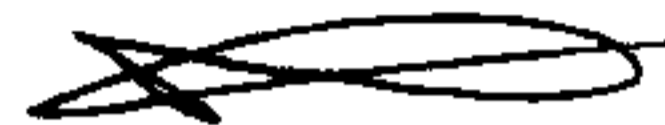
STATE OF ALABAMA }
SHELBY COUNTY }
I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Douglas M. Stinson is
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 12th day of June, A.D., 19 98.
SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGEMENTS. 2-25-200

Inst # 1998-22296

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Donald R. Stinson, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12TH day of June, 1998.



Notary Public

My commission expires: 2-25-2001

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Donald R. Stinson, whose name as Attorney in Fact for Kerry Michael Kmetz 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, in his capacity as such Attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12TH day of June, 1998.



Notary Public

My commission expires: 2-25-2001

Inst # 1998-22296

06/16/1998-22296
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MC3 14.00