

SEND TAX NOTICE TO:

(Name) Robert Shirley & Cecilia Shirley  
125 County Road 36  
(Address) Chelsea, AL 35043

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Form 1-1-5 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 Seventy Six Thousand and no/100----- DOLLARS

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

Karen Rae Green Hoofnagle, a married person  
Torrie Carisse Bradberry Linn, a married person  
Trenton Wayne Bradberry, a married person  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Shirley and wife, Cecilia Shirley

(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 1998 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.

\$ 167,200.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead of the grantor's or their spouse's.

06/25/1998-23624  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HEL 20.00

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, we have hereunto set OUR hand(s) and seal(s), this 11th

day of June 19 98

WITNESS:

(Seal)  
(Seal)  
(Seal)

Karen Rae Green Hoofnagle (Seal)  
Torrie Carisse Bradberry Linn (Seal)  
Trenton Wayne Bradberry (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Karen Rae Green Hoofnagle, a married person, Torrie Carisse Bradberry Linn, a married person and Trenton Wayne Bradberry, a married person whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June 19 98

8-29-98

[Signature]

Notary Public

Inst # 1998-23624

Exhibit "A"

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West; thence run West along the South line of the said 1/4-1/4 for 149.22 feet to the point of beginning; from the point of beginning thus obtained turn an angle to the left of 01 deg. 30 min. 09 sec. and continue along the South line of the said 1/4-1/4 for 498.40 feet; thence turn an angle to the left of 87 deg. 30 min. 00 sec. and run north for 340.45 feet to a point on the South right of way of Shelby County Road 36; thence turn an angle to the left of 70 deg. 39 min. 57 sec. to the tangent of a curve to the left having a central angle of 21 deg. 08 min. 52 sec. and a radius of 358.75 feet; thence run along the arc of said curve along the South right of way for 132.41 feet; thence run along the tangent, if extended to said curve along the South right of way for 132.25 feet to the point of commencement of a curve to the right, having a central angle of 10 deg. 57 min. 41 sec. and a radius of 889.11 feet; thence run along the arc of said curve along the South right of way for 170.10 feet; thence run along the tangent if extended to said curve along the South right of way for 51.05 feet; thence turn an angle to the left of 96 deg. 52 min. 46 sec. and run South for 397.34 feet to the point of beginning; being situated in Jefferson County, Alabama.

Shelby

Mineral and mining rights excepted.

Inst # 1998-23624

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002 MEL 20.00