

INSTRUMENT PREPARED BY:

Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Steven E. Chambers
1561 Berry Road
Birmingham, AL 35226

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$85,000.00 to the undersigned Grantor, J. Scott Langner, as Personal Representative of the Estate of Voytek Zubek, deceased (Probate Case # 36-332) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Steven E. Chambers and wife Caryn H. Chambers (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A"

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of JUNE, 1998.

By: J. Scott Langner on personal representation of Voytek Zubek
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kevin K. Hays, a Notary Public in and for said County in said State, hereby certify that J. Scott Langner, as Personal Representative of the Estate of Voytek Zubek, deceased (Probate Case # 36-332), 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 22nd day of JUNE, 1998.

Kevin K. Hays
Notary Public

Commission Expires: 11/15/00

07/02/1998-24930
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 96.00

Inst # 1998-24930

EXHIBIT "A"

Inst # 1998-24930

07/02/1998-24930
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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 96.00

From the northeast corner of the northeast 1/4 of the southeast 1/4 of Section 34, Township 20 South, Range 3 West, run southerly along the east boundary line of the northeast 1/4 of the southeast 1/4 of Section 34, Township 20 South, Range 3 West for 250.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run westerly 325.0 feet to the point of beginning of the land herein described and conveyed; thence continue westerly along the last course for 100.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run southerly 200.00 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the left and run easterly 100.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run northerly 200.00 feet to the point of beginning. This land being a part of the northeast 1/4 of the southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.

Minerals and mining rights excepted.