

INSTRUMENT PREPARED BY:

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

SEND TAX NOTICES TO:

Alfred W. Clark, Jr.
245 South River Drive
Shelby, AL 35143

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$50,000.00 to the undersigned Grantor, Grace Cambron, 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 Alfred W. Clark, Jr. and wife Janice O. Clark (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"

Property herein described, is NOT to become the homestead of Grantees.

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.

0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 23 day of July, 19 98.

By:

Grantor

Grantor

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Robert Cambron as Attorney in Fact for Grace Cambron 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23 day of July, 19 98.

Notary Public

07/28/98 12:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 61.00

11/15/00

1998-28683

EXHIBIT A LEGAL DESCRIPTION

A portion of the SW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, more particularly described as follows:
Begin at the NW corner of Section 14, Township 21 South, Range 3 West, and run Southerly along the West side of the said Section for 1327.75 feet, to a 1/4 point on said Section line; thence continue Southerly along the West side of the SW 1/4 of the NW 1/4 of said Section for 113.42 feet; thence turn an angle of 91 deg. 09 min. 06 sec. to the left and run Easterly along the South side of the J. Y. Vicker lot for 387.41 feet to the point of beginning; thence turn an angle of 53 deg. 24 min. to the right and run Southeasterly along the East side of the Stanley Smith lot for 249.00 feet; thence turn an angle of 62 deg. 21 min. to the left and run Easterly along the North side of the E. J. Poole lot for 37.93 feet; thence turn an angle of 79 deg. 23 min. 32 sec. to the left and run Northerly along a fence for 197.47 feet; thence turn an angle of 90 deg. 53 min. 37 sec. to the left and run Westerly along the South side of the Lewis Culver lot for 196.1 feet; thence turn an angle of 127 deg. 21 min. 51 sec. to the left and run Southeasterly along the East side of the J. Y. Vicker lot for 7.46 feet back to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-28683

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