

98060129

SEND TAX NOTICE TO: EDWARD R. MORELAND, JR. AND MARGARET S. MORELAND
155 BIG OAK DRIVE, MAYLENE, AL 35114

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FIFTY THREE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$253,400.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), WILLARD LANIER GATES AND WIFE, SYLVIA J. GATES (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, EDWARD R. MORELAND, JR. AND WIFE, MARGARET S. MORELAND (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15, AND GO SOUTH 89 DEGREES 41 MINUTES 50 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID 1/4-1/4 SECTION FOR 775.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUS COURSE FOR 351.36 FEET; THENCE NORTH 48 DEGREES 42 MINUTES 13 SECONDS EAST FOR 830.83 FEET TO THE SOUTHWESTERLY BOUNDARY OF BIG OAK DRIVE; THENCE SOUTH 43 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID BOUNDARY OF 195.50 FEET; THENCE SOUTH 45 DEGREES 11 MINUTES 30 SECONDS WEST FOR 572.51 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Easement the City of Alabaster as recorded in Real Book 81, Page 948.
- (5) Subject to Easement to Alabama Power Company as recorded in Real Book 208, Page 634.
- (6) Subject to Right of Way to South Central Bell Telephone Company as recorded in Real Book 87, Page 191.
- (7) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real Book 81, Page 950 in the official records of Shelby County.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on JULY 28, 1998.


WILLARD LANIER GATES

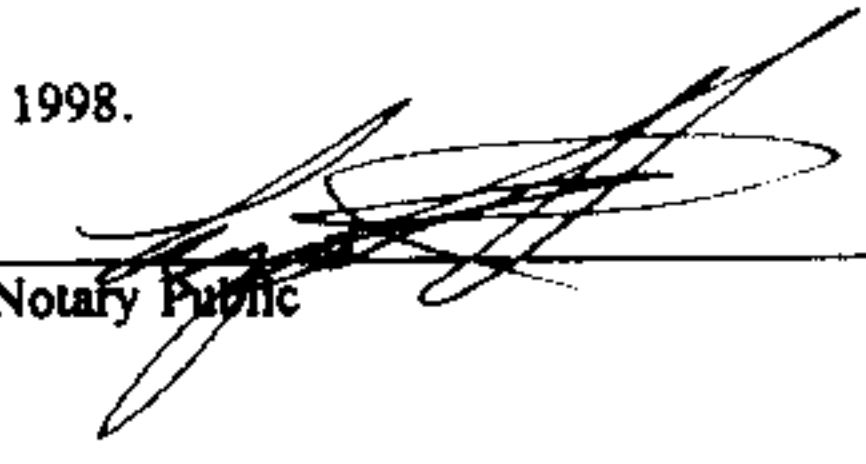

SYLVIA J. GATES

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that WILLARD LANIER GATES AND WIFE, SYLVIA J. GATES, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 28, 1998.

My commission expires:


Notary Public

Notary Public, Alabama State At Large
My Commission Expires January 29, 2002

08/03/1998-29916
11:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 262.50