

SEND TAX NOTICE TO:

(Name) William J. Emanuel
(Address) 1900 Southwood Road
Birmingham, AL 35216

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Seven Thousand, Six Hundred & no/100- DOLLARS
(\$57,600.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles Anthony Key and wife, Regina A. Key

(herein referred to as grantors) do grant, bargain, sell and convey unto
William J. Emanuel and Sonya S. Emanuel

(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 attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

Inst # 1998-30049

08/06/1998-30049
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 69.90

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 17th
day of July, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles Anthony Key (Seal)
Charles Anthony Key
Regina A. Key (Seal)
Regina A. Key

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles Anthony Key and Regina A. Key
whose name s are 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 17th day of July, A.D. 19 98.

Wini H. Halbrooks
Notary Public

1998-30049

Exhibit "A"

State of Alabama
Shelby County

July 15, 1998

I, Robert C. Farmer, a Registered Land Surveyor in the State of Alabama, do hereby certify that this is a true and correct map or plat of a parcel of land situated in NW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NW corner of Section 13, Township 20 South, Range 1 West; thence S 0 deg 38'36"E along the West line of said section for a distance of 759.06' to the POINT OF BEGINNING; thence continue along last described course for a distance of 600.52'; thence N 86 deg 38'24"E for a distance of 670.36'; thence N 1 deg 4'51"W a distance of 593.75; thence N 82 deg 22'12"W for a distance of 323.61'; thence S 77 deg 38'1"W for a distance of 352.17' to the POINT OF BEGINNING. Containing 9.60 acres more or less.

20' INGRESS/EGRESS EASEMENT

ALSO: A 20' wide ingress/egress easement lying 10' each side and parallel to the following described centerline located in the NE 1/4 of the NE 1/4 of Section 14, Township 20 South, Range 1 West in Shelby County, Alabama.

Commence at the NE Corner of said Section 14; thence S 87 deg-18'-15" W along the North line of said 1/4-1/4 section for a distance of 234.0' to a point at the end of an existing road known as Ivy Way; thence S 2 deg-41'-45" E a distance of 10.0' to the POINT OF BEGINNING, said point lying on the centerline of said 20' ingress/egress; thence N 87 deg-18'-15" E along said centerline a distance of 223.64'; thence S 0 deg-38'-36" E along said centerline lying 10' West of and parallel to the East line of aforesaid 1/4-1/4 section a distance of 1010.0' to the end of said centerline and said easement.

Note: Consulted F.I.R.M. community panel # 010191 0080 B effective date September 16, 1982 and found that subject parcel does not lie in a special flood hazard area, except as shown.

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