

SEND TAX NOTICE TO:

(Name) JOHN C. CHASE  
(Address) 7091 HIGHWAY 10  
MONTEVALLO, AL 35115

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
(Address) 3150 HIGHWAY 52 WEST  
PELHAM, AL 35124

Form 115 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 SIX THOUSAND AND NO/100-----(\$106,000.00) DOLLARS

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

SCOTTY LYNN SMITH and wife, DEBORAH REGINA SMITH

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN C. CHASE and wife, CONNIE EILEEN CHASE

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF,  
INCORPORATED HEREIN, AND MARKED EXHIBIT "A".

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$108,100.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

Inst # 1998-30301  
08/07/1998-30301  
09:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRN 11.00

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 30th day of July, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

SCOTTY LYNN SMITH  
DEBORAH REGINA SMITH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SCOTTY LYNN SMITH and wife, DEBORAH REGINA SMITH whose name s 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 30th day of July, A. D. 19 98

2-25-2001

EXHIBIT "A"

Begin at the Southwest Corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 4 West; thence run North 89 degrees, 59 minutes, 25 seconds East, along the South Line of said 1/4-1/4 to the Southwest Corner of the Northeast 1/4 of the Northwest 1/4 of said Section 3, a distance of 1326.77 feet; thence run North 89 degrees, 59 minutes, 31 seconds East, along the South line of said 1/4-1/4, a distance of 233.00 feet; thence run North 0 degrees, 01 minutes, 02 seconds West a distance of 542.01 feet; thence run South 89 degrees, 59 minutes, 34 seconds West a distance of 77.00 feet; thence run South 19 degrees, 25 minutes, 02 seconds West a distance of 85.00 feet; thence run North 48 degrees, 25 minutes, 36 seconds West a distance of 172.00 feet; thence run South 55 degrees, 18 minutes, 43 seconds West a distance of 17.13 feet; thence run North 3 degrees, 47 minutes, 41 seconds East a distance of 207.13 feet to a point on the Southwest right of way line of Shelby County Road No. 10; thence run North 34 degrees, 12 minutes, 51 seconds West; along said right of way line, a distance of 219.49 feet; thence run South 45 degrees, 40 minutes, 09 seconds West a distance of 222.79 feet; thence run South 37 degrees, 55 minutes, 53 seconds West a distance of 120.48 feet; thence run South 74 degrees, 00 minutes, 24 seconds East a distance of 120.67 feet; thence run South 19 degrees, 45 minutes, 08 seconds West a distance of 187.96 feet; thence run North 89 degrees, 59 minutes, 54 seconds West a distance of 1021.38 feet; thence run South 00 degrees, 03 minutes 05 seconds East a distance of 493.82 feet to the point of beginning.

Subject to an easement for a drive as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 22 South, Range 4 West; thence run North 0 degrees, 03 minutes, 05 seconds West a distance of 703.91 feet to a found iron pin; thence run North 89 degrees, 59 minutes, 54 seconds East a distance of 969.00 feet; thence run North 37 degrees, 55 minutes, 53 seconds East a distance of 27.00 feet to the point of beginning of a 15 foot easement lying 7.50 feet on either side of the following described centerline; thence run South 43 degrees, 38 minutes, 45 seconds East, along said centerline a distance of 49.55 feet; thence run South 74 degrees, 00 minutes, 24 seconds East along said centerline, a distance of 38.21 feet; thence run north 89 degrees, 40 minutes, 26 seconds east, along said centerline, a distance of 114.12 feet, thence run North 57 degrees, 46 minutes, 34 seconds East, along said centerline a distance of 59.56 feet; thence run North 38 degrees 26 minutes, 44 seconds East, along said centerline, a distance of 147.50 feet to it's intersection with the centerline of Shelby County Road Number 10 and the end of said easement.

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