

SEND TAX NOTICE TO:

(Name) Hoyt L. Butler, III

(Address) 155 13th Street SW

Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

2491 Pelham Parkway

(Address) Pelham, AL 35124

Form 1-1.5 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 Ten dollars and no/100 DOLLARS

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

Hoyt L. Butler, III and wife, Merribeth A. Butler

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

Hoyt L. Butler and wife, Merribeth A. Butler

(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 Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

08/24/1998-32782
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:50
002-MEL

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 3rd

day of August, 19 98.

WITNESS:

(Seal)
(Seal)
(Seal)

Hoyt L. Butler, III (Seal)
Merribeth A. Butler (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hoyt L. Butler, III and wife, Merribeth A. Butler whose names 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 3rd day of August, A. D., 19 98

Catherine J. Scott
Notary Public
8-3-02

Inst # 1998-32782

EXHIBIT "A"

DESCRIPTION:

Commence at the Southeast corner of Section 34, Township 20 South, Range 3 West; thence run West along the South line of Section 34 for 710.67'; thence turn an angle to the right of $89^{\circ}, 11', 14''$ and run North for 144.97' to the point of beginning; from the point of beginning thus obtained continue along the last described course for 94.08'; thence turn an angle to the right of $78^{\circ}, 29', 38''$ and run Northeast along the South line of 13th Street, S.W. for 104.06' to the point of commencement of a curve to the left having a central angle of $22^{\circ}, 34', 43''$ and a radius of 254.56'; thence run along the arc of said curve for a distance of 100.31'; thence run along the tangent if extended to said curve along the South line of 13th St., S.W. for 33.75' to the intersection of the West line of Allen Street; thence turn an angle to the right of $135^{\circ}, 38', 55''$ to the tangent of a curve to the left having a central angle of $14^{\circ}, 37', 45''$ and a radius of 148.10'; thence run along the arc of said curve along the West right of way of Allen Street for 37.81'; thence run along the tangent if extended to said curve in a Southerly direction along the West right of way for 111.54' to the point of commencement of a curve to the right having a central angle of $93^{\circ}, 51', 26''$ and a radius of 25.00'; thence run along the arc of said curve along the West and North right of way for 40.95'; thence run along the tangent if extended to said curve along the North right of way of Allen Street for 199.67' to the point of beginning.
Contains 0.6296 Acres.

Inst # 1998-32782

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002 HEL 11.50