

This instrument was prepared by:
Martin, Drummond, & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
Shelby County

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable consideration

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

JEFF WEBB AND HIS WIFE, KAYLER WEBB

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

DARRELL R. SUMMERS AND KAREN N. SUMMERS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE ATTACHED SHEET MARKED EXHIBIT "A"

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

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I we are lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will and any of 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, the undersigned have hereunto subscribed their names on this the 15th day of August, 1998.

Jeff Webb
JEFF WEBB
Kayler Webb
KAYLER WEBB

THE STATE OF ALABAMA
Jefferson County

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Jeff Webb and Kayler Webb, Husband and Wife, 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 of office this the

15th day of August, 1998.

[Signature]
Notary Public

My Commission expires: 6/24/02

08/27/1998-33448
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 13.00

1998-33448

EXHIBIT A

part of Lot No. 1 of said Summers Family Subdivision being more particularly described as follows, to-wit: Commence at a corner in place accepted as the Southwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the Southwest corner of said Lot No. 1 of said subdivision; thence proceed North 00° 11' 52" West along the West boundary of said quarter-quarter section and along the West boundary of said Lot No. 1 for a distance of 690.42 feet to a 1/4" rebar in place being the Northwest corner of said Lot No. 1; thence proceed North 89° 15' 06" East along the North boundary of said Lot No. 1 for a distance of 310.0 feet to the point of beginning. From this beginning point continue North 89° 15' 06" East along the North boundary of said Lot No. 1 for a distance of 10.0 feet to the Northeast corner of said Lot No. 1; thence proceed South 30° 04' 52" East for a distance of 184.50 feet to a point on the centerline of a 60 foot ingress and egress easement as shown by deed on record in the Office of the Judge of Probate of Shelby county, Alabama in Deed Reference 1996-10930; thence Southwesterly along the centerline of said easement for a chord bearing and distance of South 18° 03' 41" West, 82.63 feet; thence proceed North 17° 53' 28" West for a distance of 250.18 feet to the point of beginning.

Inst # 1998-33448

08/27/1998-33448
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 13.00