

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DERRICK A. STAFFORD
85 APRIL LANE
STERRETT, AL 35147

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1998-34945
09/08/1998-34945
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12:00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTEEN THOUSAND and 00/100 (\$115,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, EDWARD L. MCMINN and TERRY S. MCMINN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DERRICK A. STAFFORD and MICHELLE R. STAFFORD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2,1 TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 21 A DISTANCE OF 2,685.19 FEET TO A POINT; THENCE TURN 90 DEGREES 28 MINUTES 55 SECONDS RIGHT AND RUN NORTHERLY 281.54 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE 230.31 FEET TO A POINT; THENCE TURN 89 DEGREES 12 MINUTES 18 SECONDS RIGHT AND RUN EASTERLY 266.35 FEET TO A POINT ON THE WEST MARGIN OF A PUBLIC ROAD NAMED APRIL LANE; THENCE TURN 90 DEGREES 03 MINUTES 00 SECONDS RIGHT AND RUN SOUTHERLY ALONG THE SAID WEST MARGIN OF SAID APRIL LANE 235.09 FEET TO A POINT; THENCE TURN 90 DEGREES 58 MINUTES 15 SECONDS RIGHT AND RUN WESTERLY 269.38 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Permits to Alabama Power Company recorded in Deed Book 103, page 196 and Deed Book 147, page 40 in Probate Office of Shelby County, Alabama.

\$113,293.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, EDWARD L. MCMINN and TERRY S. MCMINN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of August, 1998.



EDWARD L. MCMINN



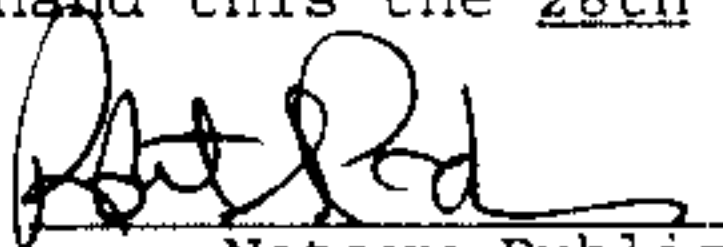
TERRY S. MCMINN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that; EDWARD L. MCMINN and TERRY S. MCMINN, HUSBAND AND WIFE, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of August, 1998.


Notary Public

My commission expires: 7/11/02

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 13.00