

SEND TAX NOTICE TO:

(Name) Stephen Lee Grefseng
1800 Alex Mill Road
 (Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
 (Address) Pelham, AL 35124

Form 1-1-S Rev. 3/82

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 Seventy-Eight Thousand, Five Hundred & no/100-DOLLARS

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

William A. McNeely, III and wife Peggy M. McNeely

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

Stephen Lee Grefseng and Lori L. Grefseng

(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.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 160,650.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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09/22/1998-37037
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 SHELBY COUNTY JUDGE OF PROBATE
 002 CRH 29.00

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 10th

day of September, 19 98.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

William A. McNeely, III (Seal)
Peggy M. McNeely (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William A. McNeely, III and wife Peggy M. McNeely whose name 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 10th day of September, A. D. 19 98

829-02

Notary Public

EXHIBIT "A"

Begin at the Northwest corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 22 South, Range 3 West, Shelby County, Al., and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 1139.62 feet to a point on the Northwest right of way line of Shelby County Highway No. 12, thence an angle left of 119 degrees, 42 minutes and run Northeast along said right of way line a distance of 235.20 feet; thence an angle left of 60 degrees, 18 minutes and run North 109.70 feet; thence an angle left of 1 degree, 29 minutes and run northerly 155.97 feet to the Point of a curve to the right, having a central angle of 36 degrees, 37 minutes; thence along arc of said curve, 71.92 feet; thence on tangent to said curve, run 75.90 feet to the point of curve to the left, having a central angle of 61 degrees, 09 minutes; thence along the arc of said curve 82.61 feet; thence on tangent to said curve, run 26.33 feet to the point of a curve to the right, having a central angle of 27 degrees, 51 minutes; thence along the arc of said curve 80.27 feet; thence on tangent to said curve, run North 435.02 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence West along said north line a distance of 256.72 feet to the Point of Beginning.

Public Road: Description of a dirt road located within the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 22 South, Range 3 West, Shelby County, Alabama; said road being 10 feet on each side of a line described as follows; Begin at a point where the centerline intersects the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section at a point 955.78 feet south of the Northwest corner thereof; Looking north along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, turn an angle of 78 degrees, 31 minutes to the right and run Northeast 139.91 feet to the point of a curve to the left, having a central angle of 80 degrees; thence along the arc of said curve 114.30 feet; thence on tangent to said curve, run 87.28 feet to a point of curve to the right, having a central angle of 36 degrees, 37 minutes; thence along arc of said curve, 71.92 feet; thence on tangent to said curve, run 75.90 feet to the point of curve to the left, having a central angle of 61 degrees, 09 minutes; thence along the arc of said curve 82.61 feet; thence on tangent to said curve, run 26.33 feet to the point of curve right, having a central angle of 27 degrees, 51 minutes; thence along the arc of said curve, 80.27 feet; thence on tangent to said curve, run North 322.96 feet to the point of curve to the left, having a central angle of 89 degrees, 05 minutes; thence along the arc of said curve 136.87 feet; thence on tangent to said curve, run 167.5' more or less to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section. Situated in Shelby County, Alabama.

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