

SEND TAX NOTICE TO:

Charles R. Proctor

(Name) Jeanette R. Proctor

3494 Highway 119

(Address) Montevallo, AL 35115

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 Two Hundred Seventy-Eight Thousand and no/100----- DOLLARS

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

John W. Miller, a single person

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

Charles R. Proctor and Jeanette R. Proctor

(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.

\$ 222,400.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-37033

09/22/1998-37033

03:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH

67.00

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, I have hereunto set my hand(s) and seal(s), this 11th

day of September, 19 98.

WITNESS:

(Seal)

John W. Miller (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John W. Miller, a single person whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, A. D., 19 98

8.29.02

Notary Public

Exhibit "A"

PARCEL I:

A parcel of land situated in the Southeast quarter of Section 10, Township 22 South, Range 3 West, and the Southwest quarter of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 11; thence run East along the South line of said Section 11 for a distance of 985.12 feet; thence turn an angle to the left of 91° 43' 00" and run in a northerly direction for a distance 1316.58 feet; thence turn an angle to the left of 55° 13' 07" and run in a Northwesterly direction for a distance of 1071.72 feet to the point of beginning; from the point of beginning thus obtained, continue Northwesterly along last described course for a distance of 606.01 feet; thence turn an angle to the right of 89° 37' 26" and run in a Northeasterly direction along the Southeasterly right of way line of Alabama Highway No. 119 for a distance of 250.79 feet; thence turn an angle to the right of 90° 23' 18" and run in a Southeasterly direction for a distance of 606.99 feet; thence turn an angle to the right of 90° 00' 00" and run in a Southwesterly direction for a distance of 250.66 feet to the point of beginning.

PARCEL II:

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 11, Township 22 South, Range 3 West Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 11; thence run East along the South line of said Section 11 for a distance of 985.12 feet; thence turn an angle to the left of 91° 43' 00" and run in a Northerly direction for a distance of 1316.58 feet to the point of beginning; from the point of beginning thus obtained, turn an angle to the left of 55° 13' 07" and run in a Northwesterly direction for a distance of 1071.72 feet; thence turn an angle to the right of 90° 00' 00" and run in a Northeasterly direction for a distance of 250.66 feet; thence turn an angle to the right of 90° 00' 00" and run in a Southeasterly direction for a distance of 898.43 feet; thence turn an angle to the right of 55° 12' 23" and run in a Southerly direction for a distance of 304.95 feet to the point of beginning.

Inst # 1998-37039

09/22/1998-37039

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