

SEND TAX NOTICE TO:

(Name) Olan L. Shirey, Jr.

(Address) 1404 Weather Lane
Alabaster, Ala 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 1/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand and no/100----- DOLLARS

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

Lewis F. Heavner, III and wife, Lana D. Heavner

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

Olan L. Shirey, Jr. and Sherrer G. Shirey

(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 Attached Exhibit "A" for Legal Description.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$52,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-00098

01/04/1999-00098

11:27 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 04.00

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
day of December, 1998

WITNESS:

(Seal)

Lewis F. Heavner, III
Lewis F. Heavner, III

(Seal)

(Seal)

Lana D. Heavner
Lana D. Heavner

(Seal)

(Seal)

STATE OF ~~Alabama~~

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lewis F. Heavner, III and Lana D. Heavner 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 23rd day of December, A. D., 1998

Ollyson French

My Commission Expires
December 22, 2003

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 8, Mulberry Landing Estates, a metes and bounds parcel on Lay Lake in Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88 degrees 00 minutes 40 seconds East along the South line of said section a distance of 1872.09 feet to a point; thence North 1 degree 59 minutes 20 seconds West a distance of 129.59 feet to the point of beginning; thence North 0 degrees 37 minutes 00 seconds East a distance of 578.47 feet to a point on the Southerly right of way line of a 60 foot wide road and being in a curve to the left having a central angle of 3 degrees 25 minutes 08 seconds a radius of 486.74 feet, a chord bearing South 74 degrees 10 minutes 09 seconds East a chord distance of 29.04 feet to the P.T. of said curve; thence South 75 degrees 52 minutes 43 seconds East, continuing along said Southerly right of way line a distance of 43.26 feet to the P.C. of a curve to the left having a central angle of 9 degrees 38 minutes 13 seconds a radius of 180.00 feet, a chord bearing South 80 degrees 41 minutes 51 seconds East, a chord distance of 30.24 feet to a point; thence South 0 degrees 37 minutes 00 seconds West a distance of 554.44 feet to a point on the North bank of Lay Lake; thence South 89 degrees 37 minutes 00 seconds West along said North Bank a distance of 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:
Parcel No. 9, Mulberry Landing Estates, a metes and bounds parcel on Lay Lake, in Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama and run thence North 88 degrees 00 minutes 40 seconds East along the South line of said Section a distance of 1972.05 feet to a point; thence North 1 degree 59 minutes 20 seconds West a distance of 126.79 feet to the point of beginning, and being on the North bank of Lay Lake; thence North 0 degrees 37 minutes 00 seconds East a distance of 554.44 feet to a point on the Southerly right of way line of a 60 foot wide county road and being in a curve to the left having a central angle of 15 degrees 55 minutes 43 seconds a radius of 180.00 feet, a chord bearing North 86 degrees 31 minutes 06 seconds East a chord distance of 49.88 feet, to a point on the Westerly right of way line of a 60 foot wide Alabama Power Company right of way as recorded in Deed Book 333, Page 530 A of the Probate Office of Shelby County, Alabama; thence South 8 degrees 50 minutes 06 seconds East along said Westerly right of way line a distance of 81.20 feet to a point; thence South 13 degrees 35 minutes 06 seconds East, continuing along said Westerly right of way line of said 60 foot Alabama Power Company right of way a distance of 102.56 feet to a point; thence South 4 degrees 09 minutes 54 seconds West continuing along said Westerly right of way line a distance of 111.10 feet to a point; thence South 1 degree 09 minutes 54 seconds West a distance of 320.32 feet to a point; thence South 2 degrees 54 minutes 53 seconds West continuing along said Westerly right of way line a distance of 32.61 feet to a point on the North bank of said Lay Lake; thence North 41 degrees 22 minutes 00 seconds West along said North bank a distance of 68.90 feet to a point; thence 41 degrees 35 minutes 00 seconds West continuing along said North bank a distance of 46.03 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst. # 1999-00098

01/04/1999-00098
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CMH 24.00