

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-
Seven Thousand Two Hundred Fifty and NO/100 (\$47,250.00) Dollars
and other good and valuable consideration to the undersigned,
Benjamin D. King, a married man herein referred to as Grantor,
in hand paid by Alfred W. Arnett and wife, Elsie R. Arnett herein
referred to as Grantees, the receipt of which is acknowledged,
the said Grantor does hereby grant, bargain, sell and convey unto
the Grantees, as joint tenants, with right of survivorship, the
following described real estate, situated in Shelby County,
Alabama, to-wit:

Commencing at the N.E. Corner of Section 18, Township 21S, R2E;
thence S 89 deg. 32' 35" West and run a distance of 609.92';
thence left 88 deg. 50' 30" and run a distance of 1943.39'; tence
right 88 deg. 52' 30" and run on a bearing of S 89 deg. 34' 35"
W a distance of 63.57'; thence left 00 deg. 30' 23" and run on
a bearing of S 89 deg. 04' 12" W a distance of 118.05' to the
Point of Beginning; thence S 03 deg. 35' 45" W and run a distance
of 227.99'; thence N 86 deg. 24' 20" W and run a distance of
474.23'; thence N 04 deg. 56' 58" E and run a distance of
190.91'; thence N 89 deg. 04' 27" E and run a distance of 471.19'
to the Point of Beginning. Said parcel contains 2.268 acres more
or less.

Also:

An undivided non-exclusive interest along with all other real
estate owners within The Homestead Subdivision for the right of
ingress and egress for recreational water borne vehicles to the
waters of Lay Lake, described as starting at the Southwest corner
of Homestead Canal as shown on the map of The Homestead, Sector
"A", Phase II, as recorded in Map Book 13, Page 87, in the Probate
Office of Shelby County, Alabama; begin at the Southwest corner;
thence running North 77 degrees 57 minutes 51 seconds East a
distance of 63.14 feet to a point; thence South 13 degrees 11
minutes 50 seconds East a distance of 47.17 feet to a point on
the North right of way line of Homestead Drive; thence South 79
degrees 11 minutes 01 seconds West a distance of 61.38 feet to
a point; thence North 15 degrees 26 minutes 19 seconds West a
distance of 45.94 feet to the point of beginning.

This is not the homestead property of the Grantor.

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 Grantee
does not survive the other, then the heirs and assigns of the
Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and

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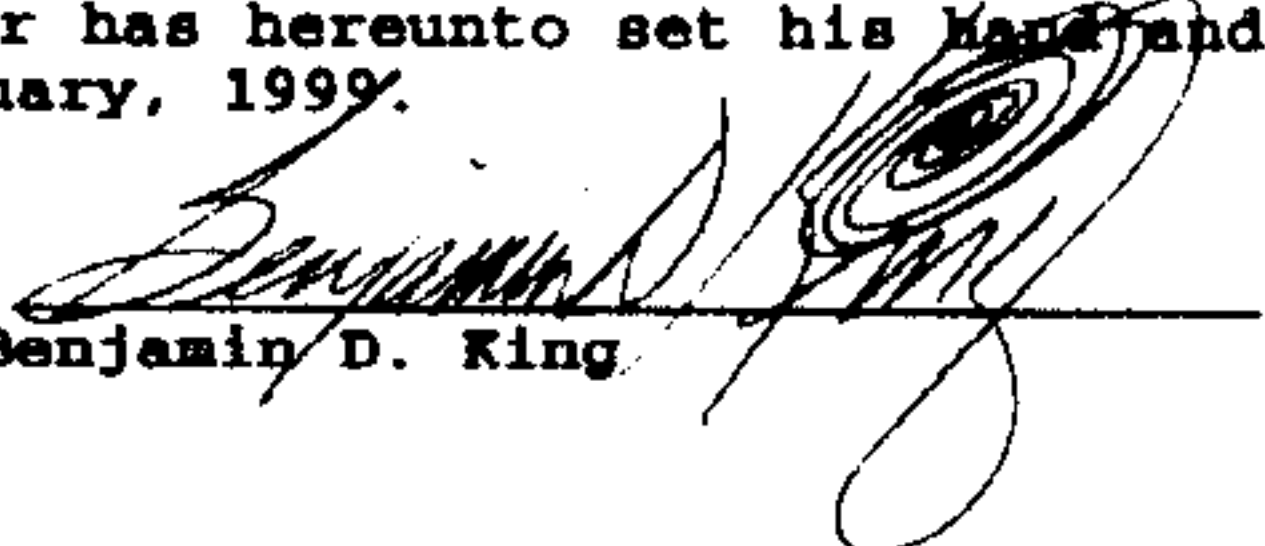
SHELBY COUNTY JUDGE OF PROBATE

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administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 26th day of February, 1999.


Benjamin D. King

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Benjamin D. King, a married man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 1999.


NOTARY PUBLIC

My Commission Expires: 9/25/99

This document prepared by:

Gregory S. Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Alfred W. and Elsie R. Arnett
547 Homestead Drive
Wilsonville, AL 35186

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