

Inst # 1999-1360

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JERRY HILL
515 MCGOWAN ROAD
WILSONVILLE, AL 35186

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

04/01/1999-13605
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 CRW 20.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY THOUSAND ONE HUNDRED EIGHTY FIVE and 00/100 (\$130,185.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES MARK CLAYTON and ELIZABETH CLAYTON, HUSBAND AND WIFE AND CAROL LYNNE PORTER, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JERRY HILL and JANIS HILL, 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 ~~JEFFERSON~~ ^{Shelby} County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 243, PAGE 923.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF CAROL LYNNE PORTER NOR HER RESPECTIVE SPOUSE.

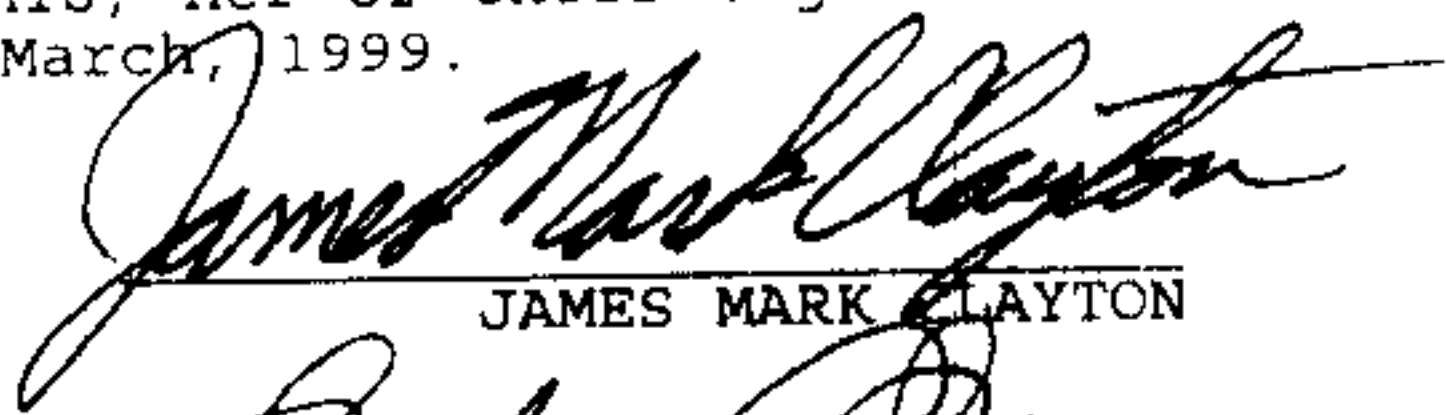
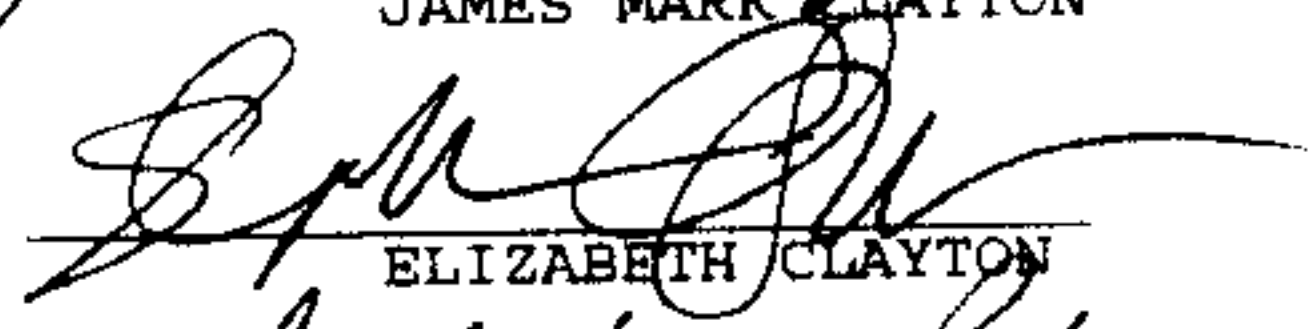

CAROL LYNNE PORTER AND CAROL LYNN PORTER IS ONE AND THE SAME PERSON

\$130,185.00 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, JAMES MARK CLAYTON and ELIZABETH CLAYTON, HUSBAND AND WIFE AND CAROL LYNNE PORTER, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of March, 1999.

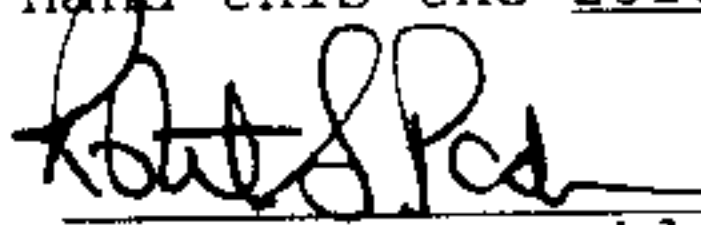

JAMES MARK CLAYTON

ELIZABETH CLAYTON

CAROL LYNNE PORTER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES MARK CLAYTON and ELIZABETH CLAYTON, 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 23rd day of March, 1999.


Notary Public

My commission expires: 7/1/02

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CAROL LYNNE PORTER, 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 23rd day of March, 1999.


Notary Public

My commission expires: 01/16/00

EXHIBIT "A"

PARCEL I:

A PART OF THE NW 1/4 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4 OF SECTION 33, THE NE 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 32, ALL IN TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES, 01 MINUTES, 43 SECONDS WEST ALONG THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 33 A DISTANCE OF 2,610.59 FEET TO A CORNER ON THE NORTHERLY RIGHT OF WAY LINE OF THE NORFOLK-SOUTHERN RAILROAD RIGHT OF WAY; THENCE RUN SOUTH 68 DEGREES, 35 MINUTES, 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE OF SAID RAILROAD A DISTANCE OF 225.38 FEET TO A CORNER ON THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE RUN NORTH 89 DEGREES, 17 MINUTES, 12 SECONDS WEST ALONG SAID SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1,111.61 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33; THENCE RUN NORTH 00 DEGREES, 00 MINUTES, 36 SECONDS EAST ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4 OF SAME SAID SECTION 33 A DISTANCE OF 663.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE HALF OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32; THENCE RUN SOUTH 89 DEGREES, 50 MINUTES, 12 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID NORTH ONE HALF OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 32 A DISTANCE OF 772.04 FEET TO A CONCRETE MONUMENT CORNER ON THE EASTERLY BANK OF YELLOWLEAF CREEK; THENCE RUN NORTHEASTERLY ALONG THE EASTERLY BANK OF SAID YELLOWLEAF CREEK THE FOLLOWING 35 CALLS:

THENCE RUN NORTH 50 DEGREES, 25 MINUTES, 32 SECONDS EAST -- 102.24 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES, 07 MINUTES, 16 SECONDS EAST -- 74.26 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES, 53 MINUTES, 46 SECONDS EAST -- 18.75 FEET TO A POINT; THENCE RUN SOUTH 33 DEGREES, 16 MINUTES, 24 SECONDS EAST -- 27.40 FEET TO A POINT; THENCE RUN NORTH 48 DEGREES, 02 MINUTES, 22 SECONDS EAST -- 156.13 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES, 14 MINUTES, 03 SECONDS EAST -- 20.80 FEET TO A POINT; THENCE RUN NORTH 55 DEGREES, 13 MINUTES, 51 SECONDS WEST -- 23.56 FEET TO A POINT; THENCE RUN NORTH 47 DEGREES, 39 MINUTES, 59 SECONDS WEST -- 28.56 FEET TO A POINT; THENCE RUN NORTH 43 DEGREES, 05 MINUTES, 27 SECONDS EAST -- 26.00 FEET TO A POINT; THENCE RUN NORTH 74 DEGREES, 54 MINUTES, 09 SECONDS EAST -- 15.35 FEET TO A POINT; THENCE RUN SOUTH 20 DEGREES, 51 MINUTES, 06 SECONDS EAST -- 30.37 FEET TO A POINT; THENCE RUN SOUTH 26 DEGREES, 13 MINUTES, 38 SECONDS EAST -- 27.30 FEET TO A POINT; THENCE RUN NORTH 36 DEGREES 23 MINUTES, 17 SECONDS EAST -- 131.41 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES, 11 MINUTES, 46 SECONDS WEST -- 35.22 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES, 52 MINUTES, 14 SECONDS WEST -- 23.94 FEET TO A POINT; THENCE RUN NORTH 41 DEGREES, 06 MINUTES, 38 SECONDS EAST -- 106.66 FEET TO A

POINT; THENCE RUN SOUTH 58 DEGREES, 21 MINUTES, 51 SECONDS EAST -- 56.82 FEET TO A POINT; THENCE RUN NORTH 83 DEGREES, 46 MINUTES, 25 SECONDS EAST -- 32.31 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES, 50 MINUTES, 59 SECONDS EAST -- 24.45 FEET TO A POINT; THENCE RUN NORTH 55 DEGREES, 24 MINUTES, 14 SECONDS EAST -- 96.00 FEET TO A POINT; THENCE RUN NORTH 59 DEGREES, 45 MINUTES, 02 SECONDS WEST -- 92.92 FEET TO A POINT; THENCE RUN NORTH 27 DEGREES, 17 MINUTES, 10 SECONDS EAST -- 64.92 FEET TO A POINT; THENCE RUN NORTH 41 DEGREES, 16 MINUTES, 36 SECONDS EAST -- 75.21 FEET TO A POINT; THENCE RUN NORTH 75 DEGREES, 34 MINUTES, 13 SECONDS EAST -- 32.31 FEET TO A POINT; THENCE RUN NORTH 34 DEGREES, 21 MINUTES, 01 SECONDS EAST -- 54.28 FEET TO A POINT; THENCE RUN NORTH 14 DEGREES, 31 MINUTES, 53 SECONDS EAST -- 59.85 FEET TO A POINT; THENCE RUN NORTH 33 DEGREES, 14 MINUTES, 58 SECONDS EAST -- 134.83 FEET TO A POINT; THENCE RUN NORTH 31 DEGREES, 07 MINUTES, 17 SECONDS EAST -- 159.16 FEET TO A POINT; THENCE RUN NORTH 23 DEGREES, 40 MINUTES, 35 SECONDS EAST -- 117.40 FEET TO A POINT; THENCE RUN NORTH 34 DEGREES, 09 MINUTES, 07 SECONDS EAST -- 365.67 FEET TO A POINT; THENCE RUN NORTH 29 DEGREES, 31 MINUTES, 18 SECONDS EAST -- 155.03 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES, 08 MINUTES, 29 SECONDS EAST -- 95.15 FEET TO A POINT; THENCE RUN NORTH 29 DEGREES, 46 MINUTES, 40 SECONDS EAST -- 231.21 FEET TO A POINT; THENCE RUN NORTH 30 DEGREES, 40 MINUTES, 03 SECONDS WEST -- 109.80 FEET TO A POINT; THENCE RUN NORTH 53 DEGREES, 22 MINUTES, 16 SECONDS WEST -- 98.40 FEET TO A POINT ON THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAME SAID SECTION 33; THENCE RUN NORTH 88 DEGREES, 14 MINUTES, 52 SECONDS EAST ALONG SAID NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 912.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES, 04 MINUTES, 46 SECONDS EAST LONG THE NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 205.04 FEET TO A CONCRETE MONUMENT CORNER; THENCE RUN SOUTH 00 DEGREES 02 MINUTES, 19 SECONDS WEST A DISTANCE OF 419.24 FEET TO A CONCRETE MONUMENT CORNER; THENCE RUN SOUTH 89 DEGREES, 48 MINUTES, 03 SECONDS WEST A DISTANCE OF 204.71 FEET TO A CONCRETE MONUMENT CORNER ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE RUN NORTH 00 DEGREES, 00 MINUTES, 08 SECONDS WEST ALONG SAID QUARTER-QUARTER LINE A DISTANCE OF 416.72 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 105.51 FEET TO A SOLID STEEL BAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 99.08 FEET TO A SOLID STEEL BAR CORNER; THENCE TURN 88 DEGREES, 54 MINUTES, 26 SECONDS RIGHT AND RUN EASTERLY A DISTANCE

OF 99.22 FEET TO A SOLID STEEL BAR CORNER; THENCE TURN 90 DEGREES, 39 MINUTES, 32 SECONDS RIGHT AND RUN SOUTHERLY A DISTANCE OF 110.38 FEET TO A SOLID STEEL BAR CORNER; THENCE TURN 90 DEGREES, 05 MINUTES, 26 SECONDS RIGHT AND RUN WESTERLY A DISTANCE OF 99.96 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES, 48 MINUTES, 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 1,069.26 FEET TO A SOLID STEEL BAR CORNER ON THE EAST BANK OF YELLOWLEAF CREEK; THENCE RUN THE FOLLOWING TEN (10) COURSES ALONG THE BANK OF SAID YELLOWLEAF CREEK:

NORTH 12 DEGREES, 43 MINUTES, 26 SECONDS EAST A DISTANCE OF 26.34 FEET TO A POINT; THENCE NORTH 47 DEGREES, 56 MINUTES, 32 SECONDS EAST A DISTANCE OF 145.36 FEET TO A POINT; THENCE NORTH 46 DEGREES, 06 MINUTES, 38 SECONDS EAST A DISTANCE OF 63.62 FEET TO A POINT; THENCE NORTH 59 DEGREES, 00 MINUTES, 32 SECONDS EAST A DISTANCE OF 67.75 FEET TO A POINT; THENCE NORTH 69 DEGREES, 13 MINUTES, 03 SECONDS EAST A DISTANCE OF 73.87 FEET TO A POINT; THENCE NORTH 59 DEGREES, 34 MINUTES, 16 SECONDS EAST A DISTANCE OF 74.14 FEET TO A POINT; THENCE NORTH 66 DEGREES, 08 MINUTES, 00 SECONDS EAST A DISTANCE OF 143.90 FEET TO A POINT; THENCE NORTH 69 DEGREES, 21 MINUTES, 29 SECONDS EAST A DISTANCE OF 182.48 FEET TO A POINT; THENCE NORTH 74 DEGREES, 33 MINUTES, 17 SECONDS EAST A DISTANCE OF 171.31 FEET TO A POINT; THENCE NORTH 82 DEGREES, 14 MINUTES, 14 SECONDS EAST A DISTANCE OF 250.47 FEET TO A POINT ON THE EAST LINE OF SAME SAID QUARTER-QUARTER; THENCE RUN SOUTH 00 DEGREES, 21 MINUTES, 49 SECONDS EAST ALONG SAID QUARTER-QUARTER LINE A DISTANCE OF 464.31 FEET TO THE POINT OF BEGINNING.

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