

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE, ATTORNEY  
1629 11th Avenue South  
Birmingham, Alabama 35205

ANTHONY D. SNABLE  
6096 BROOKHILL CIRCLE  
BIRMINGHAM, ALABAMA 35242

File #890379KLR

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND and 00/100 (\$135,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMES CHRISTOPHER FAULKNER, A MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ANTHONY D. SNABLE and ROBIN C. SNABLE AND FRANK LISIER (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, and upon the death of the first of them, unto the two surviving grantees as joint tenants with right of survivorship and then upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Easements, restrictions, covenants and reservations of record.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF SAID GRANITOR OR OF SAID GRANITOR'S SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

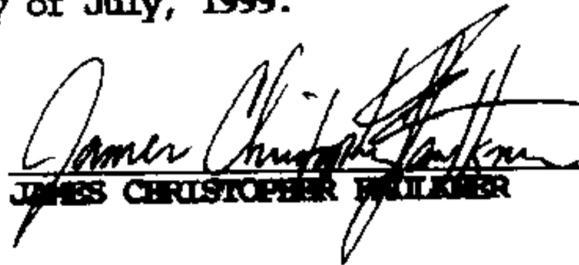
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the others, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1999-29513

07/14/1999-29513  
01:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MMS 148.50

IN WITNESS WHEREOF, I/(we), JAMES CHRISTOPHER FAULKNER, have hereunto set my (our) hand(s) and seal(s) this 10th day of July, 1999.

 (SEAL)  
JAMES CHRISTOPHER FAULKNER

STATE OF ALABAMA  
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that JAMES CHRISTOPHER FAULKNER, A MARRIED MAN 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 1999.

  
Notary Public  
My commission expires 9-25-2002

EXHIBIT "A"

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3 inch capped pipe marking the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said Section 388.52 feet; thence turn an interior angle of 92 degrees 55 minutes 10 seconds and run to the right in a Southerly direction 333.10 feet; thence turn an interior angle of 87 degrees 04 minutes 50 seconds and run to the right in a Westerly direction 388.52 feet to the West line of said Section; thence turn an interior angle of 92 degrees 55 minutes 10 seconds and run to the right in a Northerly direction 333.10 feet to the point of beginning.

Together with an easement for ingress and egress and utilities, said easement being 60 feet wide and lying 30 feet on each side of and parallel to the following described centerline; Commence at the Northwest corner of said Section 28 and run in an Easterly direction along the North line of said Section 388.52 feet; thence deflect 87 degrees 04 minutes 50 seconds and run to the right in a Southerly direction 666.20 feet; thence deflect 87 degrees 04 minutes 50 seconds and run to the left in an Easterly direction 30.04 feet to the point of beginning of the herein described centerline; thence deflect 87 degrees 04 minutes 50 seconds and run to the right in a Southerly direction along the centerline of Jasmine Hill Road (a private road) in a Southerly direction 1460.88 feet to a point of curvature; thence run along the arc of a curve to the left having a central angle of 25 degrees 10 minutes 10 seconds and a radius of 1450.00 feet in a Southerly to Southeasterly direction and along said centerline 636.97 feet; thence run tangent to the last curve in a Southeasterly direction along said centerline 704.51 feet to the Northwesternly right of way of Shelby County Highway 119 and the end of the herein described centerline easement.

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