

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Michael B. Marsh
name
262 Quail Ridge Lane
address
Wilsonville, AL 35186

Inst # 1999-32909

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED NINETY SEVEN THOUSAND AND NO/100 DOLLARS (\$297,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles L. McMahan and wife, Barbara B. McMahan

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael B. Marsh and wife, Yvonne M. Marsh

(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 Legal Description on attached Exhibit "A".

Less and except title to that portion of the property within the bounds of any roads or highways.

Minerals and mining rights excepted.

Subject to taxes for 1999.

Subject to restrictions; easements; and rights-of-way, of record, if any.

Charles L. McMahan and C. L. McMahan is one and the same person.
Barbara B. McMahan and Barbara McMahan is one and the same person.

\$ 282,150.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

08/05/1999-32909
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 26.00

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 grantors herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors 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 30th day of July, 19 99.

(Seal) Charles L. McMahan (Seal)

(Seal) Barbara B. McMahan (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Charles L. McMahan and wife, Barbara B. McMahan whose name(s) 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 30th day of July A.D., 1999.

My Commission Expires
January 23, 2002

Larry L. Halcomb
Notary Public

EXHIBIT A

Parcel 1:

Begin at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 3, Township 21 South, Range 1 East; thence run South along the East line of said Section for 30.00 feet; thence 90° 20' 38" right run West for 1,336.09 feet to a point 30.0 feet South of the Southwest corner of the Northeast quarter of the Northeast quarter; thence 89° 41' 56" right run North along the West line of the East half of said Northeast quarter of said Section for 701.93 feet; thence 90° 11' 19" right run 667.76 feet; thence 89° 47' 21" right run South 673.24 feet to the South line of the Northeast quarter of Northeast quarter of said Section; thence 89° 40' 36" left run East 668.04 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

Commence at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 3, Township 21 South, Range 1 East; thence run Southerly along the West line thereof for 30.0 feet to the point of beginning; thence continue last described course for 456.14 feet; thence 89° 41' 56" left run Easterly for 668.22 feet; thence 90° 19' 24" left run Northerly for 456.14 feet; thence 89° 40' 36" left run Westerly for 668.04 feet to the point of beginning.

PARCEL 3:

Commence at the Northeast corner of Section 3, Township 21 South, Range 1 East; thence run West along the North line of said Section 15.01 feet to the Westerly right of way Airport Road; thence turn 88° 02' 02" left and run Southerly along said right of way for 674.80 feet; thence turn 87° 44' 42" right and run for 628.60 feet to the point of beginning; thence continue along last described course for 40.0 feet; thence turn 89° 47' 18" right and run for 633.12 feet to the South right of way of Shelby County Road #48; thence turn right 90° 06' 06" and run East along said right of way for 40.0 feet; thence turn 89° 53' 54" right and run for 633.2 feet to the point of beginning. All being situated in Shelby County, Alabama.

Property is now described as follows:

From a one inch pipe at the Northeast corner of Section 3, Township 21 South, Range 1 East; run thence West along the North boundary of said Section 3 a distance of 667.38 feet; thence turn 90° 04' 12" left and run 39.92 feet to a half inch rebar on the South boundary of Shelby County Highway 48 (80 foot right of way), being the point of beginning of herein described parcel of land; thence continue along said course a distance of 633.16 to a half inch rebar; thence turn 15° 23' 18" left and run 52.57 feet along a fence line to a half inch rebar; thence turn 09° 44' 50" right and run 161.83 feet along said fence line to a half inch rebar; thence turn 09° 14' 58" right and run 26.26 feet along said fence line to a half inch rebar; thence turn 09° 23'

18" right and run 52.06 feet along said fence line to a half inch rebar; thence turn 38° 47' 49" right and run 20.94 feet to a half inch rebar; thence turn 51° 48' 25" left and run 371.60 feet to a half inch rebar on the accepted South boundary of the Northeast quarter-Northeast quarter of said Section 3; thence turn 89° 40' 51" left and run 668.27 feet to a half inch rebar accepted as the Southeast corner of said Northeast quarter-Northeast quarter; thence turn 89° 48' 59" right and run 29.92 feet along the accepted East boundary of the Southeast quarter-Northeast quarter of said Section 3; thence turn 90° 10' 42" right and run 668.20 feet to a half inch rebar; thence turn 90° 20' 35" left and run 456.20 feet to a half inch rebar; thence turn 90° 20' 23" right and run 668.36 feet to a half inch rebar on the accepted West boundary of aforementioned Southeast quarter-Northeast quarter; thence turn 89° 41' 20" right and run 456.12 feet along the accepted West boundary of said Southeast quarter-Northeast quarter; thence turn 00° 47' 34" right and run 29.75 feet to a one inch rebar accepted as the Southwest corner of aforementioned Northeast quarter-Northeast quarter; thence turn 00° 39' 54" left and run 675.48 feet to a one inch pipe on the accepted West boundary of said Northeast quarter-Northeast quarter; thence turn 90° 20' 31" right and run 626.26 feet to a half inch rebar; thence turn 90° 27' 06" left and run 632.69 feet to a half inch rebar on the South boundary of aforementioned Shelby County Highway 48; thence turn 89° 57' 29" right and run 39.95 feet along said highway boundary to the point of beginning of herein described parcel of land.

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