

SEND TAX NOTICE TO:

(Name) Johnny E. Molina & Carolyn S. Molina
(Address) 808 Shady Oak Lane
Montevallo, AL 35115

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-1-1 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty Seven Thousand Five Hundred and no/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ernest J. Kochem and wife, Patricia R. Kochem
(herein referred to as grantors) do grant, bargain, sell and convey unto
Johnny E. Molina and wife, Carolyn S. Molina
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Inst # 1999-36665
09/01/1999-36665
08:52 AM CERTIFIED
SHELBY COUNTY CLERK OF COURTS
1999

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 130,625.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded 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, 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, I/we have hereunto set my/our hand(s) and seal(s), this 20th day of August, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Ernest J. Kochem (Seal)
Ernest J. Kochem
Patricia R. Kochem (Seal)
Patricia R. Kochem

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernest J. Kochem & wife, Patricia R. Kochem whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, A. D., 19 99

[Signature]

Notary Public

Exhibit "A"

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West described as follows:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the East line of said 1/4-1/4 a distance of 900.0 feet to a point; thence turn an angle of 88 degrees 30 minutes left and run Westerly a distance of 380.0 feet to a steel pipe corner set on the West margin of a graveled public road and the point of beginning of the property being described; thence turn an angle of 88 degrees 30 minutes 00 seconds to the right and run Northerly along the West margin of said road or street a distance of 136.74 feet to a steel pipe corner; thence turn an angle of 86 degrees 05 minutes 15 seconds left and run Westerly a distance of 200.35 feet to a steel pipe corner; thence turn an angle of 93 degrees 54 minutes 45 seconds left and run Southerly a distance of 145.18 feet to a steel pipe corner; thence turn an angle of 88 degrees 30 minutes 00 seconds left and run Easterly a distance of 200.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-36665

09/01/1999-36665
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 18.00