

SEND TAX NOTICE TO:
 Billy R. Farris, II and
 Leigh L. Farris
 145 Highway 400
 Shelby, Alabama 35143

Inst # 1999-40034

STATUTORY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

09/24/1999-40034
 02:30 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 003 SNA 20.50

KNOW ALL MEN BY THESE PRESENTS.

Whereas, the herein named Wanda Jones McKinnon a/k/a Wanda McKinnon, is the duly appointed legal conservator of the Estate of Roger Dale Jones, a protected person; and

Whereas, heretofore on August 31, 1999, the said Wanda Jones McKinnon filed a petition to sell the hereinbelow described realty, the property of the said Roger Dale Jones, a protected person, to Billy R. Farris, II and Leigh L. Farris for the purchase price of Sixty-Nine Thousand Five Hundred and No/100 (\$69,500.00) as set forth in the said sales contract, a copy of which was attached to said Petition; and

Whereas on the 10th day of September, 1999 the Circuit Court of Shelby County, Alabama, in equity sitting, entered its order or decree, Case No. CV-96-608, authorizing and directing the said Wanda Jones McKinnon, as Conservator of the Estate of Roger Dale Jones, a protected person, to sell and convey the hereinbelow described realty to the said Billy R. Farris, II and Leigh L. Farris at and for the sum of \$69,500.00 in accordance with the terms of said contract; and

That for and in consideration of the premises, of the said sum of Sixty-Nine Thousand Five Hundred and No/100 (\$69,500.00) DOLLARS, and in strict accordance with said decree, to the undersigned grantor, Wanda Jones McKinnon as Conservator for Roger Dale Jones, a protected person under Conservatorship and Guardianship Case No. CV-96-608, Shelby County, Alabama, (hereinafter referred to as "Grantor"), in hand paid, Billy R. Farris, II and Leigh L. Farris (hereinafter referred to as "Grantees"), the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said Wanda Jones McKinnon, as Conservator for Roger Dale Jones, a protected person, acting under the authority and decree of said Court above referred to, and pursuant thereto, does by these presents, grant, bargain, sell and convey unto the said Billy R. Farris, II and Leigh L. Farris, as joint tenants with right of survivorship, the following real estate, located and situated in Shelby County, Alabama:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Permit to Alabama Power Company recorded in Deed Book 131, Page 141.
3. Right-of-way to Shelby County recorded in Deed Book 257, Pages 748 and 749.

\$62,550.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the said described property unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

This instrument is executed without warranty or representation of any kind on part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which are created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in her individual capacity, and the undersigned expressly limits her liability hereunder to the property now or hereafter held by her in the representative capacity named.

IN WITNESS WHEREOF, Wanda Jones McKinnon, as Conservator for Roger Dale Jones, a protected person, has executed this instrument in her capacity aforesaid and with full authority this 21st day of September, 1999.

Wanda Jones McKinnon
Wanda Jones McKinnon, as Conservator
for Roger Dale Jones, a protected person
under Case #CV-96-608, Shelby County,
Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda Jones McKinnon, as Conservator for Roger Dale Jones, a protected person, Circuit Court Case No. CV-96-608, Shelby County, Alabama, 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 the conveyance she, in her capacity aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 1999.

[Signature]
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC - ALABAMA
COMMISSION EXPIRES 12/31/2000
BONDED BY NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by:
David F. Ovson, Attorney-at-Law
Lange, Simpson, Robinson & Somerville, L.L.P.
728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209

EXHIBIT A
(Real Estate Description)

A portion of the SE 1/4 of the SW 1/4 of Section 14 and the NE 1/4 of the NW 1/4 of Section 23, Township 24 North, Range 15 East, more particularly described as follows: Begin at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East and run easterly along the Southern side of said quarter-quarter section for 1058.61 feet to a point on the North side of the right of way, Shelby County Highway No. 400, run Southeasterly along said right of way for 32.74 feet to an iron pin, the point of beginning, then turn an angle of 106 degrees 47 minutes 5 seconds to the left and run northeasterly 356.33 feet, then turn an angle of 73 degrees 12 minutes 55 seconds to the left and run northwesterly 290.21 feet, then turn an angle of 106 degrees 47 minutes 5 seconds to the left and run southwesterly 356.33 feet, then turn an angle of 73 degrees 12 minutes 55 seconds to the left and run southeasterly along north right of way, Shelby County Highway No. 400, 290.21 feet back to the point of beginning.

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