

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Bobby J. Booth  
140 Barnette Street  
Montevallo, AL 35115

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, BRIAN K. LAMAR, a married man (herein referred to as Grantor) does grant, bargain, sell and convey unto BOBBY J. BOOTH AND ANNA L. BOOTH (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West; thence run East along the North line of the said 1/4 1/4 for 237.00 feet to a point on the West right of way of the Southern Railroad; thence turn an angle to the right of 119 deg. 41 min. and run Southwest along the West right of way for 277.00 feet; thence turn an angle to the right of 119 deg. 47 min. and run West for 401.50 feet, thence turn an angle to the left of 72 deg. 47 min. 47 sec. and run Southwest for 101.10 feet; thence turn an angle to the left of 11 deg. 36 min. 06 sec. and run Southwest for 25.09 feet to the point of beginning; thence continue along the last described course for 275.38 feet; thence turn an angle to the right of 28 deg. 27 min. 30 sec. and run Southwest for 231.08 feet; thence turn an angle to the right of 81 deg. 25 min 35 sec. and run Northwest for 84.31 feet to the center of Davis Creek; thence turn an angle to the right of 39 deg. 43 min. 36 sec. and run Northwest along the center of creek for 71.28 feet; thence turn an angle to the right of 15 deg. 17 min. 51 sec. and run Northwest along the center of creek for 135.13 feet; thence turn an angle to the left of 11 deg. 13 min. 06 sec. and run Northwest along the center of said creek for 135.87 feet; thence turn an angle to the right of 12 deg. 53 min. 11 sec. and run Northwest along the center of creek for 108.53 feet; thence turn an angle to the right of 98 deg. 40 min. 35 sec. and run East for 348.26 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a 10 foot easement along the East side of the above described parcel.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$67,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$7,360.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal, this 31st day of January, 2000.

  
BRIAN K. LAMAR

STATE OF ALABAMA )

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BRIAN K. LAMAR, a married man**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of January, 2000.

My Commission Expires: 11-20-2000

Notary Public

Brian K. Lamar

Inst. # 2000-03356

02/03/2000-03356  
09:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
CO2 C31 11.50