

This instrument was prepared by

(Name) Massey & Stotser, P.C.

(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: Stephen L. Chamberlin
name

341 Highway 343

address

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$137,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Henry Sherman Maddux, III and wife, Sena Ash Maddux

(herein referred to as grantors) do grant, bargain, sell and convey unto Stephen L. Chamberlin and wife, Laurie L. Chamberlin

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

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 2000 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 is being paid by the proceeds of a first mortgage, loan executed and recorded simultaneously herewith.

02/03/2000-03494
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WMS 18.00

TO HAVE AND TO HOLD unto the said GRANTEEES 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 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 grantee 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 GRANTEEES, 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 GRANTEEES, 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 28th day of January, 2000.

(Seal)

(Seal)

(Seal)

Henry Sherman Maddux, III (Seal)

Sena Ash Maddux (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry Sherman Maddux, III and wife, Sena Ash Maddux, 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 28th day of January A.D. 2000

My Commission Expires: 5/1/00

C. T. G. Jr.

Notary Public

EXHIBIT "A"

Begin at the NW corner of SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 West, being an iron pin found in place; thence run Easterly along the 1/4 1/4 line, for a distance of 332.76 feet to a point, iron pin; thence turn an angle of 90 deg. 29 min. 45 sec. to the right and proceed Southerly for a distance of 655.00 feet, iron pin; thence turn an angle of 89 deg. 30 min. 15 sec. to the right and proceed Westerly for a distance of 334.81 feet to a point, iron pin; thence turn an angle of 90 deg. 40 min. 30 sec. to the right and proceed Northerly for a distance of 655.00 feet to the point of beginning. Said parcel is lying in the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, a perpetual road easement for the purpose of ingress and egress from County Highway No. 343 to the West 1/2 of NW 1/4 of the SE 1/4 of the SW 1/4, Section 22, Township 21 South, Range 1 West, being more particularly described as follows: An easement being 30 feet in uniform width extending North from the following described line: Begin at the SE corner of the above described parcel of land being conveyed and thence run Easterly along the South boundary of Lonnie and Joan Watson property for a distance of 334.80 feet to a point; and also an easement beginning at the SE corner of the Lonnie and Joan Watson property and thence run Southerly along the East boundary line of said Lonnie and Joan Watson property (with said East boundary line of said property being the East boundary line of herein described easement) for a distance of 419.16 feet to the point of intersection with the North margin of County Highway No. 343; thence run in a Southwesterly direction along the said North margin of said County road a distance of 110 feet to a point; thence run Northerly being a line 30 feet West of and parallel to the said East property line for a distance of 520.49 feet to a point on the South boundary of said 30 foot easement along the South line of said Lonnie and Joan Watson property; thence East along the South line of said 30 foot easement to the point of beginning; being situated in Shelby County, Alabama.

Bill Sm

Inst # 2000-03494
02/03/2000-03494
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 18.00