

* 40,000

1504 PAVANNA DRIVE
VESTAR HILLS AL 35216

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Inst • 2000-03831

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, James F. Davies, married, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Clarence Dean, Carol Dean and Carl Dean, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Property is not the homestead of grantor or his spouse.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEES, their heirs and assigns, that

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11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HHS 53.30

GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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, I has hereunto set my hand and seal on this the 25 day of FEBRUARY, 2000.

James F. Davies
James F. Davies

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that James F. Davies, married, 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 25 day of FEBRUARY, 2000.

[Signature]
Notary Public

My Commission Expires:

8/29/02

Exhibit "A"

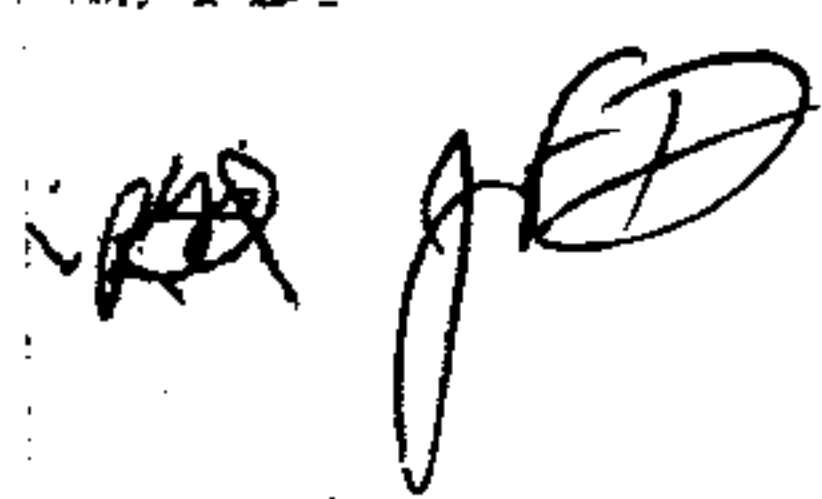
Inst # 2000-03831

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11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 53.50

Legal description:

A portion of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, more particularly described as follows: Begin at a point on the West 100 foot right-of-way of the North bound L & N Railroad, where said West right-of-way crosses the North side of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West; then run Southerly along the West 100 foot right-of-way of said railroad for 420.51 feet; then turn an angle of 00 degrees 26 minutes 54 seconds to the left and run Southerly for 120.36 feet to a point on the West right-of-way of said railroad; then turn an angle of 86 degrees 04 minutes 43 seconds to the right and run Westerly for 14.82 feet to the point of beginning; (said point being on the South side of the Carl Edwards lot); then continue Westerly along the last described course for 132.09 feet to a point on the South side of the Carl Edwards lot; then turn an angle of 93 degrees 31 minutes 21 seconds to the left and run Southwesterly for 105.20 feet; then turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Easterly for 122.81 feet; then turn an angle of 84 degrees 44 minutes 02 seconds to the left and run Northerly for 99.82 feet back to the point of beginning, Shelby County, Alabama.

Handwritten signature and initials, possibly "JED" and "RER", in dark ink.