

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-Seven Thousand Two Hundred Fifty and NO/100 (\$47,250.00) Dollars and other good and valuable consideration to the undersigned, Benjamin D. King, a married man herein referred to as Grantor, in hand paid by Alfred W. Arnett and wife, Elsie R. Arnett herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of Section 18, Township 22 South, Range 2 East. Thence run S 89 deg. 31 min. 50 sec. W along said 1/4-1/4 line a distance of 609.92 feet; Thence run S 00 deg. 41 min. 20 sec. W a distance of 1943.39 feet to the point of beginning; Thence run S 89 deg. 33 min. 50 sec. W a distance of 63.57 feet; Thence run S 89 deg. 03 min. 27 sec. W a distance of 118.05 feet; Thence run S 89 deg. 04 min. 27 sec. W a distance of 471.19 feet; Thence run S 04 deg. 56 min. 58 sec. W a distance of 190.91 feet; Thence run S 86 deg. 24 min. 20 sec. E a distance of 474.23 feet; Thence run S 86 deg. 24 min. 38 sec. E a distance of 505.71 feet to a point on a curve on the West right of way of Homestead Drive, said curve having a central angle of 14 deg. 20 min. 10 sec. And a radius of 265.86 feet; Thence Northeasterly along said curve a distance of 66.52 feet to the point of tangent; Thence run N 04 deg. 42 min. 20 sec. E a distance of 105.68 feet to the beginning of a curve to the right said curve having a central angle of 06 deg. 10 min. 03 sec. And a radius of 655.49 feet; Thence Northeasterly along said curve a distance of 70.56 feet; Thence run N 86 deg. 24 min. 38 sec. W a distance of 341.29 feet to the point of beginning, containing 5.10 acres, more or less. Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

Also:

An undivided non-exclusive interest along with all other real estate owners within The Homestead Subdivision for the right of ingress and egress for recreational water borne vehicles to the waters of Lay Lake, described as starting at the Southwest corner of Homestead Canal as shown on the map of The Homestead, Sector "A", Phase II, as recorded in Map Book 13, Page 87, in the Probate Office of Shelby County, Alabama; begin at the Southwest corner; thence running North 77 degrees 57 minutes 51 seconds East a distance of 63.14 feet to a point; thence South 13 degrees 11 minutes 50 seconds East a distance of 47.17 feet to a point on the North right of way line of Homestead Drive; thence South 79 degrees 11 minutes 01 seconds West a distance of 61.38 feet to a point; thence North 15 degrees 26 minutes 19 seconds West a distance of 45.94 feet to the point of beginning.

This is a corrected deed to correct the description in that certain deed dated February 26, 1999 and filed March 3, 1999 in Instrument NO. 1999-08754 in the Office of the Judge of Probate of Shelby County, Alabama.

04/26/2000-13537
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 12.00

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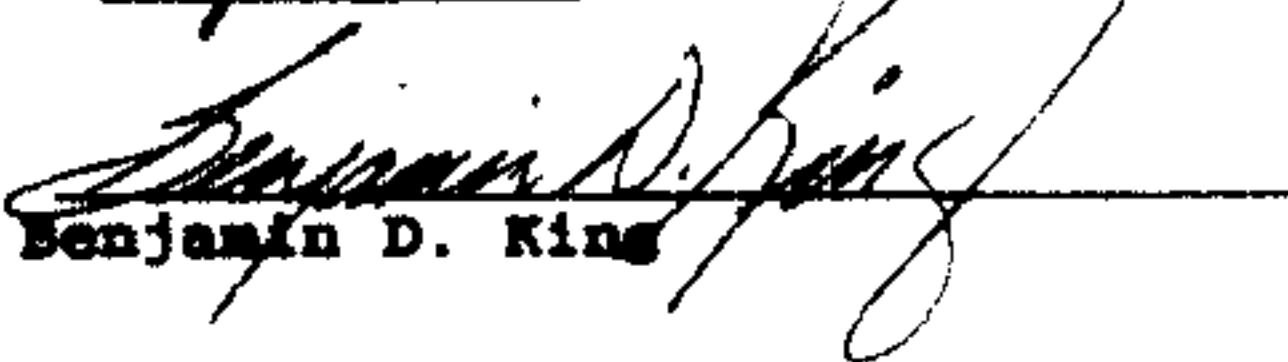
This is not the homestead property of the Grantor.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

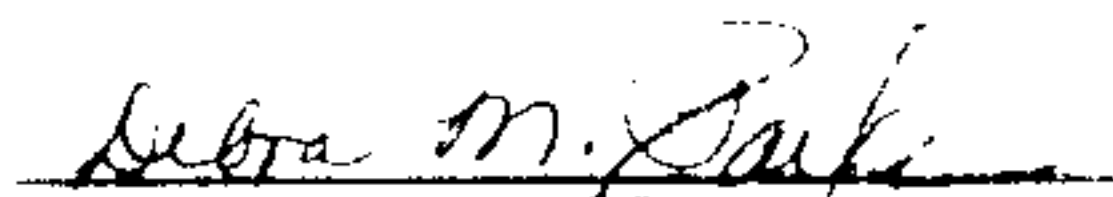
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 6th day of April, 2000.


Benjamin D. King

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Benjamin D. King, a married man 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2000.


NOTARY PUBLIC
My Commission Expires:

Jan 5, 2004

This document prepared by:
Mitchell & Graham, PC
P. O. Box 305
Childersburg, Alabama 35044

Please send tax notice to:
Alfred W. and Elsie R. Arnett
547 Homestead Drive
Wilsonville, Alabama 35186

Inst # 2000-13537

04/26/2000-13537

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12.00