

Send Tax Notice to:
Amy and George Senicz
6365 U.S. Highway 280
Harpersville, Alabama 35078

Instrument Prepared By:
John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

Inst # 2000-21975

WARRANTY DEED JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between John B. Hampton, Jr., a married man, James F. Hampton, a married man, and William Hicks and Judy B. Hicks, husband and wife, hereinafter called "Grantors", and Amy Rebecca Senicz and George Senicz, hereinafter called "Grantees".

The Grantors, for and in consideration of the sum of One Hundred Sixty-Five Thousand and No/100 (\$165,000.00) Dollars in hand paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, convey and sell to Grantees as joint tenants with right of survivorship, the following described real estate and any improvements thereon, located in Shelby County, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by this reference.

The property herein conveyed is not and never has been the homestead of any of the Grantors or of the spouse of any of the Grantors.

The entire purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. All ad valorem, general and special taxes for the year 2000 and subsequent years, not yet due and payable. Tax information has been based on the present assessment rolls, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Oil and gas rights reserved in Deed Book 349, Page 816.

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3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 223, Page 897 and Deed Book 248, Page 362.
4. Oil, Gas and Mineral Lease as recorded in Book 326, Page 775.
5. Right of Way for public road as recorded in Deed Book 226, Page 486.
6. Less and except any part of subject property lying within the right of way of a public road.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, in fee simple absolute 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.

Grantors, for themselves and their heirs and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have caused this conveyance to be signed on this the 30th day of June, 2000.

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SIGNATURE PAGES ATTACHED

Signature Page (1) of (2) to Deed:

Grantors:

John B. Hampton, Jr.

John B. Hampton, Jr.

James F. Hampton

James F. Hampton

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that John B. Hampton, Jr., whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 28 day of June, 2000.

[Signature]
Notary Public
My Commission Expires: 1/3/03

STATE OF ALABAMA

COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James F. Hampton, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 29th day of June, 2000.

[Signature]
Notary Public
My Commission Expires: 6/26/2002

Signature Page (2) of (2) to Deed:

Grantors:

William H. Hicks
William Hicks William H. Hicks
Judy B. Hicks
Judy B. Hicks

STATE OF Georgia
COUNTY OF Douglas

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that William Hicks, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 29 day of June, 2000.

Judy E. Perry
Notary Public
My Commission Expires Feb. 10, 2003

STATE OF Georgia
COUNTY OF Douglas

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Judy B. Hicks, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 29 day of June, 2000.

Judy E. Perry
Notary Public
My Commission Expires Feb. 10, 2003

EXHIBIT "A"

to General Warranty Deed

For a **POINT OF BEGINNING**, commence from the Southwest corner of the NW 1/4 - SE 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed North 0 degrees 00 minutes 56 seconds East along the West boundary of said NW 1/4 - SE 1/4 for 102.62 feet; thence South 89 degrees 47 minutes 40 seconds East 276.31 feet; thence North 0 degrees 10 minutes 17 seconds East 451.17 feet to a point on the Southerly right-of-way boundary of U. S. Highway 280; thence South 73 degrees 28 minutes 46 seconds East along the Southerly right-of-way of said U. S. Highway 280 for 200.00 feet; thence South 0 degrees 11 minutes 55 seconds West 686.52 feet; thence North 89 degrees 56 minutes 03 seconds West 467.10 feet to a point on the West boundary of the SW 1/4 - SE 1/4 of said Section 29; thence North 0 degrees 00 minutes 56 seconds East along the West boundary of said SW 1/4 - SE 1/4 for 190.05 feet, back to the **POINT OF BEGINNING**.

The above described parcel of land is located in the NW 1/4 - SE 1/4 and the SW 1/4 - SE 1/4, all in Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.

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