

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

TERRY REAVES
1871 COUNTY ROAD 39
CHELSEA, AL 35043

Inst # 2000-28033

08/17/2000-28033
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
38.50
003 CJI

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND and 00/100 (\$175,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAY CHAPMAN and CYNTHIA CHAPMAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TERRY D. REAVES and LINDA M. REAVES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 1 WEST, PROCEED WEST ALONG THE NORTH BOUNDARY OF SAID 1/4-1/4 SECTION FOR 318.97 FEET TO A 1" IRON ROD; THENCE TURN 35 DEG. 23 MIN. LEFT AND RUN 87.67 FEET TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED; THENCE TURN 95 DEG. 02 MIN. LEFT AND RUN 331.71 FEET TO AN IRON; THENCE TURN 109 DEG. 38 MIN. RIGHT AND RUN 216.54 FEET TO AN IRON; THENCE TURN 58 DEG. 54 MIN. 04 SEC. RIGHT AND RUN 183.29 FEET TO AN IRON; THENCE TURN 57 DEG. 23 MIN. 07 SEC. LEFT AND RUN 262.46 FEET TO AN IRON; THENCE TURN 62 DEG. 40 MIN. 07 SEC. RIGHT AND RUN 210.71 FEET TO THE CENTERLINE OF SHELBY COUNTY ROAD #39; THENCE TURN 124 DEG. 25 MIN. 21 SEC. RIGHT AND RUN ALONG SAID ROAD FOR 179.32 FEET; THENCE TURN 07 DEG. 24 MIN. 19 SEC. LEFT AND RUN ALONG SAID ROAD FOR 107.50 FEET; THENCE TURN 03 DEG. 47 MIN. 58 SEC. LEFT AND RUN 117.68 FEET ALONG SAID ROAD; THENCE TURN 06 DEG. 27 MIN. 02 SEC. LEFT AND RUN 139.32 FEET ALONG SAID ROAD; THENCE TURN 79 DEG. 25 MIN. 36 SEC. RIGHT AND RUN 41.75 FEET TO THE POINT OF BEGINNING.

ALSO:

FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 1 WEST, PROCEED WEST ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 318.97 FEET TO A 1" IRON ROD; THENCE TURN 35 DEG. 23 MIN. LEFT AND PROCEED IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 87.67 FEET TO AN IRON PIN; THENCE TURN 95 DEG. 02 MIN. LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE

THENCE TURN 95 DEG. 02 MIN. LEFT AND RUN SOUTHEASTERLY FOR A DISTANCE OF 331.71 FEET TO AN IRON PIN; THENCE TURN 109 DEG. 38 MIN. RIGHT AND RUN SOUTHWESTERLY ALONG A LINE DESCRIBED BY THAT CERTAIN DEED ON RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN DEED BOOK 309, AT PAGE 490 FOR A DISTANCE OF 216.82 FEET TO THE POINT OF BEGINNING OF PROPERTY HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING CONTINUE ALONG THE AFOREMENTIONED COURSE FOR A DISTANCE OF 198.57 FEET TO AN IRON PIN (FOUND); THENCE TURN 14 DEG. 00 MIN. LEFT AND PROCEED SOUTHWESTERLY ALONG A COURSE DESCRIBED BY THE ABOVE MENTIONED DEED FOR A DISTANCE OF 72.80 FEET; THENCE TURN 78 DEG. 11 MIN. 04 SEC. RIGHT AND PROCEED IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 201.34 FEET; THENCE TURN 117 DEG. 19 MIN. 53 SEC. RIGHT AND PROCEED IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 262.46 FEET; THENCE TURN 57 DEG. 23 MIN. 07 SEC. RIGHT AND PROCEED IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 183.0 FEET TO THE POINT OF BEGINNING.

INCLUDING A 15 FOOT EASEMENT FOR AN INGRESS AND EGRESS ROAD TO THE ABOVE DESCRIBED PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND PROCEED WEST ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 318.97 FEET; THENCE TURN 35 DEG. 23 MIN. LEFT AND RUN 87.67 FEET; THENCE TURN 95 DEG. 02 MIN. LEFT AND RUN 331.71 FEET; TURN 109 DEG. 38 MIN. AND RUN 415.25 FEET; TURN 14 DEG. 00 MIN. LEFT AND RUN 72.80 FEET; TURN 78 DEG. 11 MIN. 04 SEC. RIGHT AND RUN 60.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE ABOVE DESCRIBED PROPERTY, SAID POINT BEING A POINT ON THE CENTERLINE OF SAID 15 FOOT EASEMENT; THENCE PROCEED ALONG THE CENTERLINE OF SAID EASEMENT THE FOLLOWING COURSES; TURN 38 DEG. 29 MIN. LEFT AND RUN 39.66 FEET; TURN 33 DEG. 50 MIN. 15 SEC. RIGHT AND RUN 257.83 FEET; TURN 22 DEG. 44 MIN. RIGHT AND RUN 41 FEET, MORE OR LESS, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 39, SAID POINT BEING THE POINT OF TERMINATION OF SAID 15 FOOT EASEMENT.

SUBJECT TO:

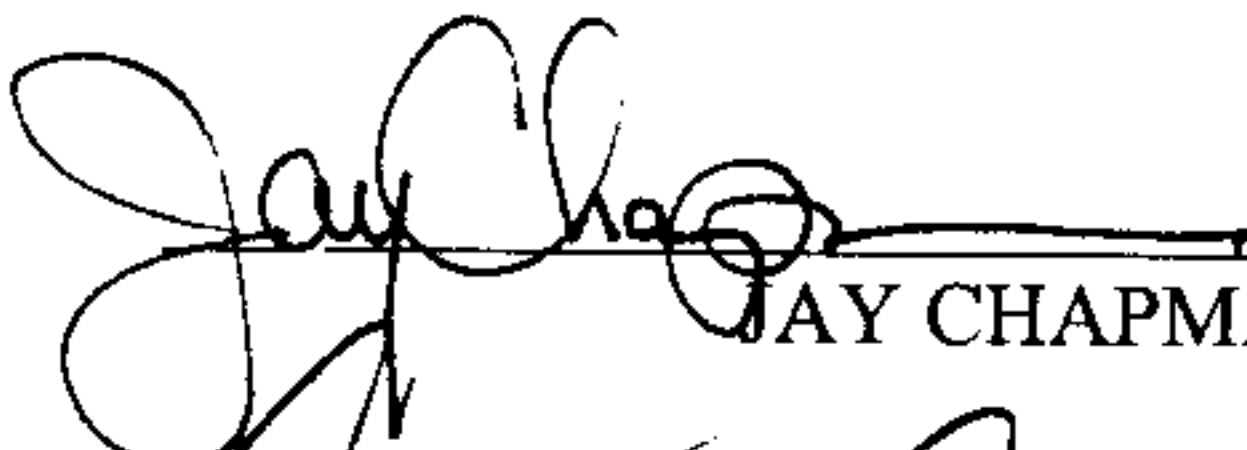
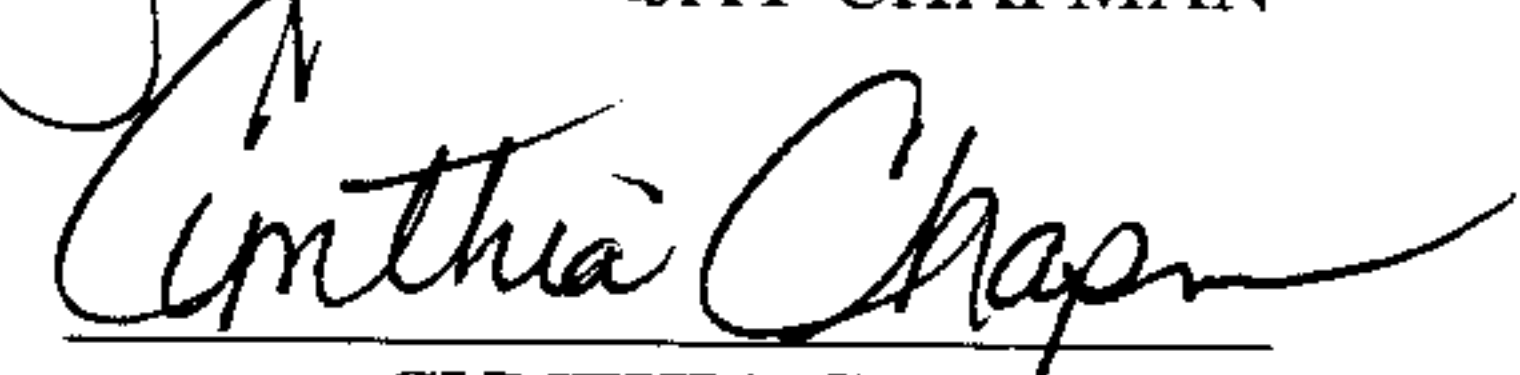
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.

\$150,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAY CHAPMAN and CYNTHIA CHAPMAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of August, 2000.


JAY CHAPMAN

CYNTHIA CHAPMAN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAY CHAPMAN and CYNTHIA CHAPMAN, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of August, 2000.


Notary Public

My commission expires: 7/11/02

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