

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Karen Scurlock and Shannon Scurlock

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of LOVE AND AFFECTION and other good and valuable consideration to the undersigned grantor Billy R. Scurlock, a married man, in hand paid by Karen Scurlock and Shannon Scurlock, the receipt whereof is hereby acknowledged, the said Billy R. Scurlock (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto Karen Scurlock and Shannon Scurlock (herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the NW 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence westerly along the north line of said quarter-quarter section a distance of 752.27' to a point. Thence turn a deflection angle of 90 degrees 00' 00" left and run southerly a distance of 753.73' to a point. Thence turn 116 degrees 34' 15" right and run a distance of 350.82' to a point. Thence turn 106 degrees 07' 36" left and run 229.49' to the point of beginning of the property being described. Thence turn 5 degrees 39' 56" right and run 226.33' to a point on the northerly line of Scurlock Road. Thence turn 113 degrees 34' 50" right and run northerly along said right of way line of said road 210.0' to a point. Thence turn 66 degrees 25' 10" right and run 226.33' to a point. Thence turn 113 degrees 34' 50" right and run southerly 210.0' to the point of beginning, containing 1.0 acre and subject to agreements, easements, rights-of-way, restrictions and/or limitations of probated record or applicable law.

This property does not constitute the homestead of the Grantor herein.

TO HAVE AND TO HOLD to the 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 said Grantor does for himself, his heirs and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 17th day of August, 2000.

WITNESS:

A. Marshall

Billy R. Scurlock
Billy R. Scurlock

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy R. Scurlock, a married man, 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 seal this 17th day of August, 2000.

My Commission Expires: 3/13/02

Anne P. Marshall
Notary Public

08/18/2000-28216
10:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.00

Inst # 2000-28216