

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Kenneth Nason & Inez R. Nason  
104 Pemberton Place  
Pelham, AL 35124

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Twenty-Five Thousand and No/100 Dollars (\$25,000.00), and other good and valuable consideration, paid to the undersigned grantor, Howard Electric Co., Inc., an Alabama corporation ("Grantor"), by Kenneth Nason and Inez R. Nason ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, 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 (the "Premises"), to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, and run Easterly along the South line of said 1/4-1/4 section for 627.40 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course a distance of 84.60 feet; thence turn left 90°00'00" and run Northerly for 130.00 feet; thence turn left 89°53'22" and run Westerly for 84.53 feet; thence turn left 90°16'39" and run Southernly for 130.00 feet to the point of beginning.

**SUBJECT TO:** (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed Book 101, Page 512; Deed Book 108, Page 378; and Deed Book 223, at Page 357, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Right of Way granted to South Central Bell by instrument recorded in Real 4, at Page 622 in Probate Office; (4) Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264, at Page 28, in Probate Office; (5) Rights acquired by Alabama Power Company by virtue of condemnation as shown by Final Record 16, at Page 65, and Final Record 17, at Page 31, in Probate Office; (6) Encroachment of asphalt parking off of the land and encroachment of drive onto the land per Survey of M. D. Arrington dated August 1, 2000.

**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

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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 Grantor does for itself, its successors and assigns, covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the 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 17<sup>th</sup> day of August, 2000.

WITNESS:

A. Marshall

Howard Electric Co., Inc.

By: Howard Kitchings  
Howard Kitchings, as its President

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Kitchings, whose name as President of Howard Electric Co., Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 17<sup>th</sup> day of August, 2000.

Anne P. Marshall  
Notary Public

My Commission Expires: 3/13/03

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