

This instrument was prepared by:
Shelly Moss
Shelly Moss, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
John C. Trimm
19100 Highway 145
Shelby, Alabama 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Three Hundred Forty-two Thousand and 00/100 Dollars (\$342,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Melinda Stricklin Walker, and her husband, George T. Walker

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

John C. Trimm and Laurie W. Trimm

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Beginning at the SW corner of the SE ¼ of the NW ¼ of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 89 deg. 20 min. 04 sec. East, a distance of 1,273.81 feet; thence North 02 deg. 04 min. 23 sed. East, a distance of 1,640.22 feet; thence South 87 deg. 55 min. 37 sec. East, distance of 15.00 feet; thence North 02 deg. 04 min. 23 sec. East, a distance of 537.12 feet to the southerly right-of-way line of Shelby County Hwy. 46; thence North 59 deg. 38 min. 26 sec. West along said right-of-way, a distance of 328.63 feet to a point of curve to the left having a radius of 2,060.93 feet and a central angle of 13 deg. 49 min. 11 sec.; thence Northwesterly along the arc and along said right-of-way a distance of 497.10 feet to the intersection of said right-of-way and the Westerly right-of-way of Alabama Hwy No. 145; thence South 59 deg. 41 min. 05 sec. West along said Alabama Hwy and leaving said County Hwy, a distance of 164.64 feet to the point of curve having a central angle of 03 deg. 21 min. 49 sec. and a radius of 12,439.89 feet, said curve subtended by a chord bearing South 36 deg. 21 min. 40 sec. West and a chord distance of 730.22 feet; thence Southwesterly along the arc and along said right-of-way, a distance of 730.30 feet; thence South 01 deg. 42 min. 04 sec. West and leaving said right-of-way, a distance of 1,227.81 feet; thence South 01 deg. 35 min. 58 sec. West, a distance of 625.83 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

\$222,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2000 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

Inst # 2000-30836
09/07/2000-30836
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
131.00
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And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 1st day of September, 2000.

BY: Melinda Stricklin Walker (Seal)
Melinda Stricklin Walker

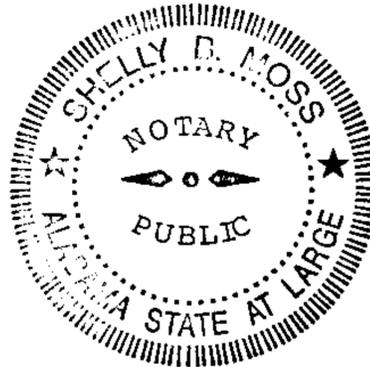
BY: George T. Walker (Seal)
George T. Walker
by and through her attorney-in-fact Melinda Stricklin Walker

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Melinda Stricklin Walker and George T. Walker, by and through his attorney-in-fact, Melinda Stricklin Walker, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, and with full authority as such attorney-in-fact, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, 2000.

Shelly B. Moss
Notary Public: Shelly B. Moss
My Commission Expires: 11-5-01



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