

THIS INSTRUMENT PREPARED BY:  
SAMUEL R. BAIN  
2622 Valleydale Road  
BIRMINGHAM, AL 35244

SEND TAX NOTICE TO:  
SAMUEL R. BAIN  
2622 VALLEYDALE ROAD  
BIRMINGHAM, AL 35244

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

Whereas, under that certain Will dated July 1, 1997 and recorded 07/02/1997 under 20561 of the real property records in the Probate Court of Shelby County, Alabama, the undersigned SAMUEL R. BAIN, and wife ALICE D. BAIN, declared themselves to be the GRANTORS of certain real estate situated in Shelby County, Alabama, more fully described below:

In consideration of Twenty Dollars and other good and valuable consideration to the undersigned in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, we, the undersigned, SAMUEL R. BAIN and wife ALICE D. BAIN, as Joint Tennants With Rights of Survivorship under that certain Will dated July 1, 1997 (herein referred to as Grantors), do grant, bargain, sell and convey unto SAMUEL R. BAIN and ALICE D. BAIN (herein referred to as the Grantees) of the S. & A. BAIN TRUST U/A DATED November 7, 2000, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of SE diag. half SE 1/4 of NE 1/4 Sec. 16 Township 19 S Range 2 W. Of Huntsville Princp. Meridian, Shelby Co., Alabama as follows: Begin SE corner SE 1/4 of NE 1/4 Sec. 16 then in N. direct on E. bound of 1/4 of 1/4 Sec. 250.00 ft turn /\_88° -30' to L. to W 428.10 ft. to NW right of way County Road for begin pt. for tract of land. Continue in line W. on course 650.70 ft. to intersect with NE-SW diag. line of 1/4 of 1/4 sec. Then turn /\_134°-02'-44" to R. in NE direct. 692.72ft. then /\_106°-13'-40" R. to SE 515.50 ft. to intersect. with NW bound of Co. road then turn /\_90°-00' to R. in SW direct 32.16 ft. to point of begin. curve to L with a radius of 2,905.99 ft. arc subtended by central /\_1°-20'-16" with chord 67.84 ft. then along arc-the NW bound of R.O.W. 67.84 ft. to begin. 4.310 acres--mineral and mining rights excepted.

SUBJECT to all taxes, easements, restrictions, reservations and rights of way appearing of record affecting the subject property.

NOTE: SAM BAIN amd and SAMUEL R. BAIN are one and the same person.

This deed was prepared with information supplied by the Grantor herewith without the benefit of a title search being performed on the subject property.

TO HAVE AND TO HOLD Unto the said GRANTEES of The S. & A. BAIN Trust U/A Dated November 7, 2000, their heirs and assigns, forever; It being the intention of the parties to this conveyance, that (unless the revocable trust created here is revoked or terminated during the joint lives of 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 receive their allotted percentages as provided in The S. & A. BAIN TRUST U/A Dated November 7, 2000.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10<sup>th</sup> day of NOVEMBER, 2000.



SAMUEL R. BAIN, acting both individually,  
and as a GRANTOR under that certain Will  
dated July 1, 1997.



Alice D. Bain, acting both individually,  
and as a GRANTOR under that certain  
Will dated July 1, 1997.

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAMUEL R. BAIN, acting both individually and as GRANTOR for that certain Will dated July 1, 1997, who's name is signed on 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, individually and in his capacity as GRANTOR for that certain Will dated July 1, 1997, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2000.

  
NOTARY PUBLIC (SEAL)

My Commission Expires:

12-08-2000

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALICE D. BAIN, acting both individually and as GRANTOR under that certain Will dated July 1, 1997, who's 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, she, individually and in her capacity as GRANTOR under that certain Will dated July 1, 1997, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of November, 2000.

  
NOTARY PUBLIC (SEAL)

My Commission Expires:

12-08-2000

Inst # 2000-39183

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11/13/2000-39183  
10:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MMB 17.50