

(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:
GARY R. UNDERWOOD
3510 ATVONN DRIVE
BIRMINGHAM, AL 35226

Inst # 2000-45577
12/29/2000-45577
03:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 85.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND and 00/100 (\$285,000.00) DOLLARS to the undersigned grantor, EYRIE, AN ALABAMA GENERAL PARTNERSHIP in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto GARY R. UNDERWOOD and MARY M. UNDERWOOD, 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 PART OF LOT 5, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH OFFICE PARK, AS RECORDED IN MAP BOOK 6, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 4 OF CHANDALAR SOUTH OFFICE PARK AS RECORDED IN MAP BOOK 6, PAGE 135, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 125.0 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.0 FEET, AND A CENTRAL ANGLE OF 132 DEGREES 50 MINUTES; THENCE 90 DEGREES LEFT TO TANGENT OF SAID CURVE; THENCE ALONG ARC OF SAID CURVE IN A SOUTHWESTERLY, THEN NORTHWESTERLY DIRECTION A DISTANCE OF 115.92 FEET TO END OF SAID CURVE; THENCE 128 DEGREES 59 MINUTES 41 SECONDS LEFT, MEASURED FROM TANGENT OF SAID CURVE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 97.55 FEET; THENCE 93 DEGREES 51 MINUTES 19 SECONDS LEFT IN AN EASTERLY DIRECTION A DISTANCE OF 215.55 FEET; THENCE 90 DEGREES LEFT IN A NORTHERLY DIRECTION A DISTANCE OF 134.0 FEET TO THE POINT OF BEGINNING.

BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000, WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 25 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 10 FOOT EASEMENT ON NORTH, AS SHOWN BY RECORDED MAP.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 326, PAGE 131; VOLUME 101, PAGE 512; VOLUME 108, PAGE 378 AND VOLUME 264, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENTS AND MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 327, PAGE 945, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHTS OF OTHERS IN AND TO THE USE OF THAT CERTAIN 15 FOOT ROADWAY AND UTILITY EASEMENT ALONG THE WESTERLY SIDE OF SUBJECT PROPERTY AS SET FORTH IN DEED VOLUME 350, PAGE 567 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$213,750.00 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.

IN WITNESS WHEREOF, the said GRANTOR, EYRIE, AN ALABAMA GENERAL PARTNERSHIP, by JIMMIE BARNES and RONALD HEFFNER, the general partners of EYRIE and who are authorized to execute this conveyance, has hereunto set their signatures and seals, this the 28th day of December, 2000.

EYRIE, AN ALABAMA GENERAL PARTNERSHIP

By: Jimmie Barnes
JIMMIE BARNES, PARTNER

By: Ronald Heffner
RONALD HEFFNER, PARTNER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JIMMIE BARNES and RONALD HEFFNER, whose names as GENERAL PARTNERS of EYRIE, an Alabama General Partnership, 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, they, as such partners and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand this the 28th day of December, 2000.

[Signature]
Notary Public

My commission expires: 2/1/02

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