

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of ONE HUNDRED TWENTY THOUSAND DOLLARS AND NO /100 (\$120,000.00) and other valuable considerations to the undersigned GRANTOR(S), **SAM J. IRVIN AND LOLITA H. IRVIN, husband and wife**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto **RUSSELL LYNN NATION AND DONNA ANN NATION, husband and wife**, (hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of SHELBY, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED HEREIN.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS, SAM J. IRVIN AND LOLITA H. IRVIN.

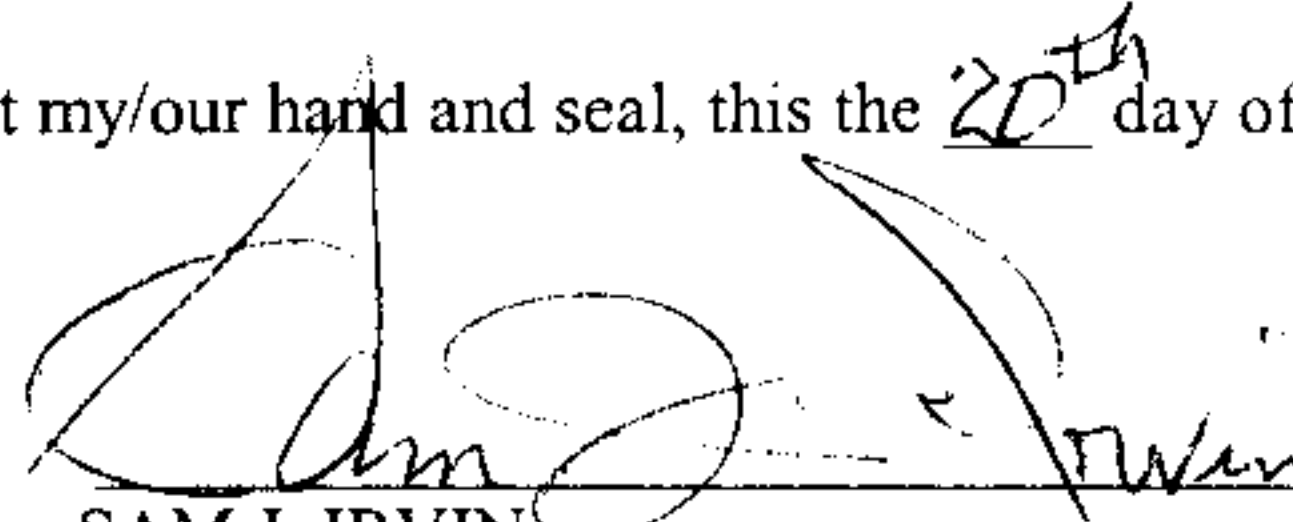
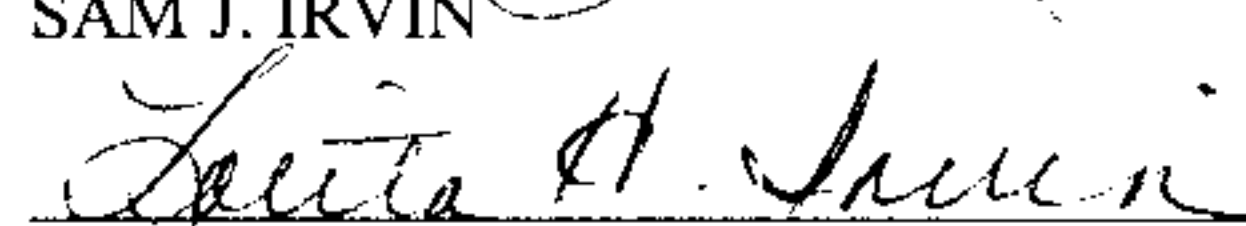
**MINERAL AND MINING RIGHTS EXCEPTED.**

**TO HAVE AND TO HOLD**, to the said GRANTEE(S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this the 20<sup>th</sup> day of December, 2000.

ATTEST:

  
\_\_\_\_\_  
SAM J. IRVIN  
  
\_\_\_\_\_  
LOLITA H. IRVIN

STATE OF ALABAMA

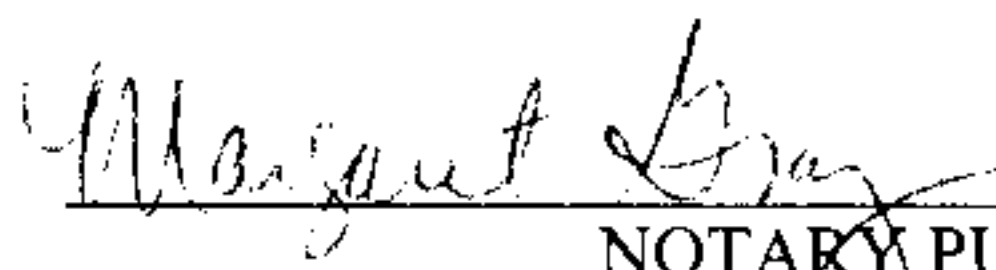
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that Sam J. Irvin and Lolita H. Irvin,, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 20<sup>th</sup> day of December, 2000.

My Comm. Exp.:

11-24-2003

  
\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243

Inst # 2001-00097

01/03/2001-00097  
11:19 AM CERTIFIED  
BY COUNTY JUDGE OF PROBATE  
134.00

**EXHIBIT "A"**

**FROM THE NE CORNER OF THE SW 1/4 OF THE SE 1/4, SECTION 33, TOWNSHIP 19 SOUTH, RANGE 1 EAST, RUN SOUTHWARDLY ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION LINE A DISTANCE OF 327.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWARDLY ALONG SAID 1/4-1/4 SECTION LINE A DISTANCE OF 1051.78 FEET TO THE SE CORNER OF SAID 1/4-1/4 SECTION; THENCE 90 DEGREES RIGHT AND RUN WESTERLY ALONG SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 195.04 FEET; THENCE TURN 90 DEGREES RIGHT AND RUN NORTHERLY 951.52 FEET; THENCE TURN AN ANGLE OF 62 DEGREES 52 MINUTES RIGHT AND RUN NORTHEASTERLY 219.83 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**Inst # 2001-00097**

**01/03/2001-00097  
11:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 134.00**