

This Instrument Prepared By:
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Birmingham, Alabama 35226

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 2001-00678

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTY FOUR THOUSAND ONE HUNDRED FIFTY AND NO/100 Dollars (\$54,150.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, **CLAYTON-BAILEY PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP and CLAYTON-BAILEY PROPERTIES, LLC** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **IRA D. LEVINE AND F. JEAN LEVINE** (herein referred to as Grantees), 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 SHELBY County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) mineral and mining rights not owned by the Grantor.

The undersigned, NEIL BAILEY, acting as general partner and authorized member of the Grantors, hereby represents and warrants that he has full power and authority to execute this conveyance for the Grantor.

Grantor represents and warrants that there are no assessments or dues owing any governmental or quasi-governmental agencies including, without limitation, the City of Pelham or any fire district. Grantor further represents and warrants that this conveyance does not violate any sub-division regulations currently in existence.

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

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 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, _____, has hereunto set his hand and seal, this the 28th day of December, 2000.

CLAYTON-BAILEY PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP

By: Neil Bailey
Its: General Partner

CLAYTON-BAILEY PROPERTIES, LLC

By: Neil Bailey
Its: Authorized Member

01/08/2001-00678
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that NEIL BAILEY as partner of **CLAYTON-BAILEY PROPERTIES**, an Alabama general partnership whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such partner, executed the same voluntarily, for and as the act of said general partnership.

Given under my hand and official seal this 28 day of December, 2000.

Notary Public
My Commission Expires: 3-1-02

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **NEIL BAILEY** as managing member of **CLAYTON-BAILEY, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 28 day of December, 2000.

Notary Public
My Commission Expires: 3-1-02

EXHIBIT 'A'

Beginning at the NW corner of the NW 1/4 of the SW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence S00°19'52"W, a distance of 654.74' to the POINT OF BEGINNING; thence S87°48'00"E, a distance of 105.62'; thence S11°23'18"E, a distance of 141.73' to the northwesterly right-of-way line of Hilltop Business Center Drive also a point on a curve to the left, having a radius 40.00' and a central angle of 57°31'51", said curve subtended by a chord bearing S53°13'29"W and a chord distance of 38.50'; thence southwesterly along the arc and along said right-of-way, a distance of 40.16'; thence N65°04'51"W and leaving said right-of-way, a distance of 113.99'; thence N00°19'52"E, a distance of 118.02' to the POINT OF BEGINNING.

Inst # 2001-00678

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SHELBY COUNTY JUDGE OF PROBATE
003 MMB 71.50