

PREPARED BY:

TRUSSELL & FUNDERBURG  
1916 First Avenue, North  
Pell City, Alabama 35125

SENT TAX NOTICE TO:

William L. and Barbara McKinley  
15 Howard Hill Drive  
Vincent, Alabama 35178

2001-01182

01/11/2001-01182  
10:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy-five Thousand and no/100 Dollars (\$75,000.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, BARRY W. BALL, an unmarried man, (herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM L. MCKINLEY AND WIFE, BARBARA MCKINLEY, (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:

Commence at the intersection of the north line of the southwest quarter of northwest quarter of Section 11, Township 19 South, Range 2 East, and the westerly right of way line of Alabama Highway #25; thence run southerly along said right of way line for 373 feet, more or less, to a found iron and the point of beginning of the parcel herein described; thence continue on said right of way for 191.00 feet to a set iron rod; thence turn an interior angle left of 90 degrees (departing said right of way) and run 115.00 feet to a found one-half inch pipe on the easterly right of way line of the City of Vincent Pumphouse Access Road; thence turn an interior angle left of 98 degrees 09 minutes 17 seconds and run 197.00 feet along said right of way to a found iron at the intersection of said right of way and the southerly right of way of Howard Hill Drive; thence turn an interior angle left of 80 degrees 14 minutes 21 seconds and run 143.00 feet along said right of way to the point of beginning. According to the survey of George B. McGinnis, LS #12155, dated January 5, 2001.

Subject to:

1. Ad valorem taxes due and payable October 1, 2001, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
4. Right of way to Alabama Power Company, as shown by deed book 240, page 840, in the Office of the Judge of Probate, Shelby County, Alabama.
5. Right of way to Town of Vincent, as shown in deed book 98, page 183, deed book 156, page 67, and deed book 199, page 229, Probate Office, Shelby County, Alabama.

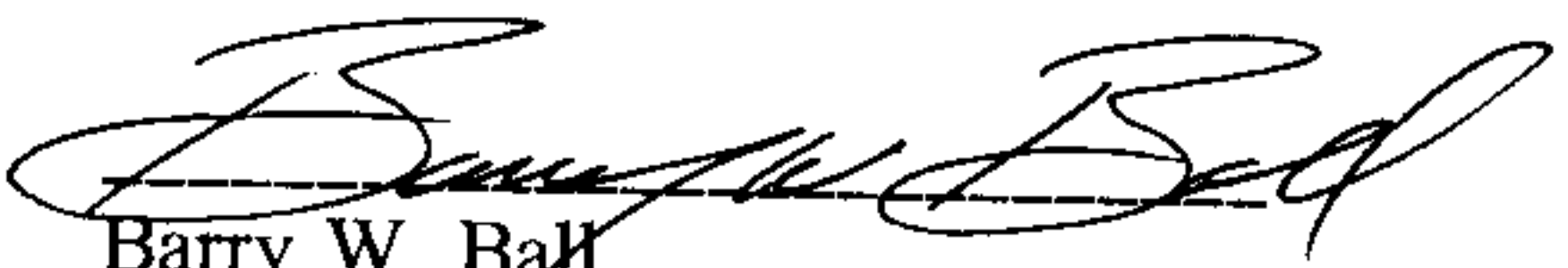
6. Encroachment upon Howard Hill Drive to the north and Pumphouse Access Road to the west by the fence appurtenant to insured premises, as shown by survey of George B. McGinnis, LS #12155, dated January 5, 2001.

The full consideration recited herein is paid by purchase money mortgage from Grantees herein to Cendant Mortgage Corporation, executed simultaneously and dated of even date herewith.

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 I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 9th day of January, 2001.

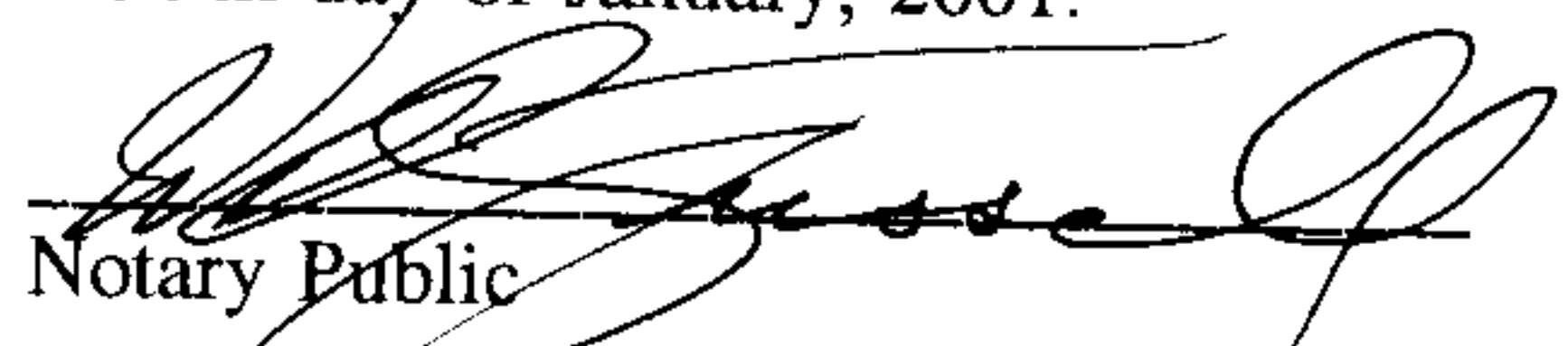
  
Barry W. Ball

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barry W. Ball, an unmarried man, whose 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2001.

  
Notary Public

Inst # 2001-01182

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002 CJ1 15.00