

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Jeffrey T. Reagin
1091 Butler Road
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 DOLLARS (\$1.00), AND THE PURPOSE OF CREATING SURVIVORSHIP TITLE, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JEFFREY T. REAGIN AND WIFE KATIE W. REAGIN**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JEFFREY T. REAGIN AND KATIE W. REAGIN** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial JTR KWR

SEE ATTACHED EXHIBIT "A"

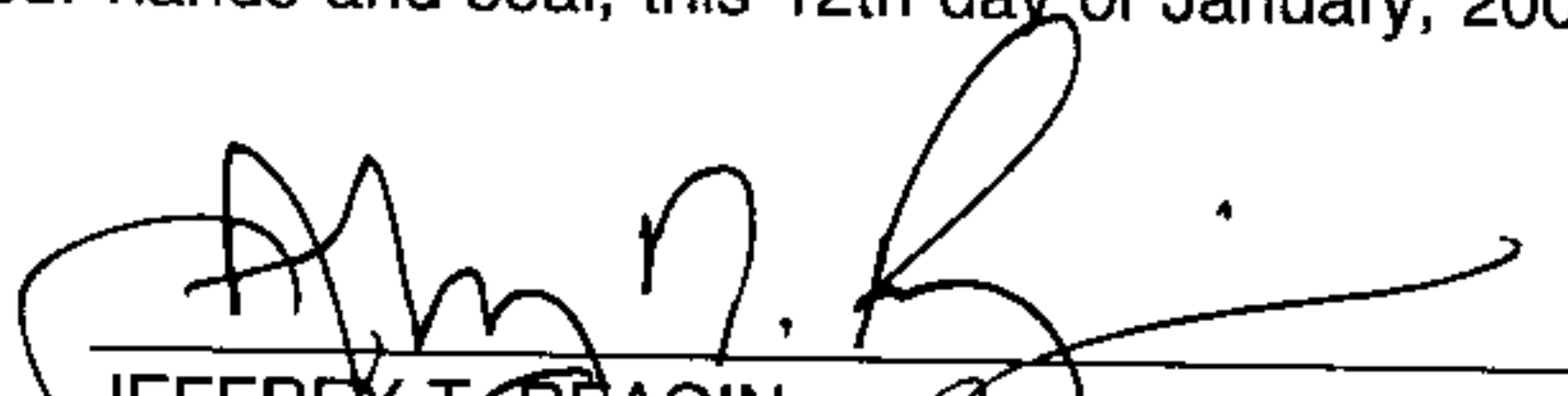
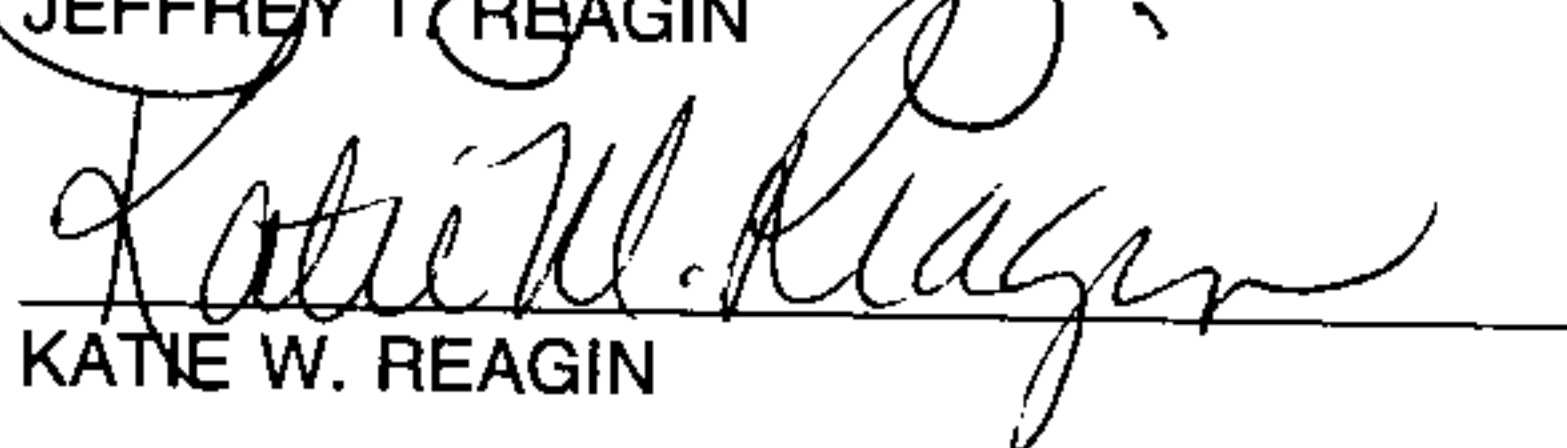
Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

Subject to that certain mortgage dated January 12, 2001.

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.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

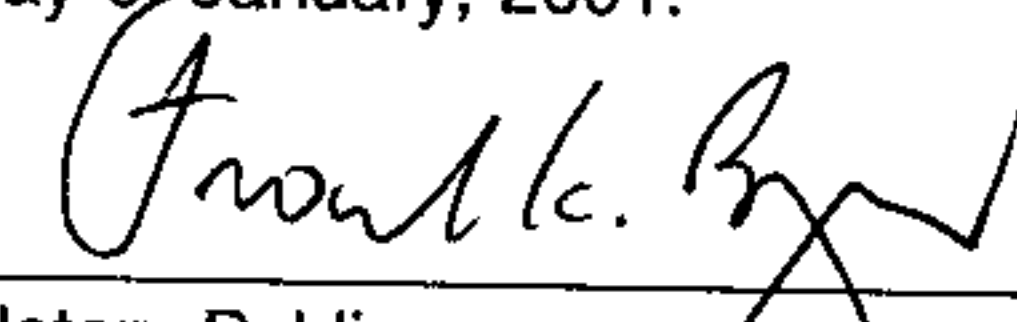
IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 12th day of January, 2001.


JEFFREY T. REAGIN

KATIE W. REAGIN

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JEFFREY T. REAGIN AND WIFE KATIE W. REAGIN** whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of January, 2001.


Notary Public

My Commission Expires: 11/20/2004
zreagin

01/17/2001-01773
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

Inst # 2001-01773

This legal description is hereby made a part of that certain deed from Jeffery T & Katie W. Reagin to Jeffrey T. Reagin and Katie W. Reagin dated January 12, 2001.

EXHIBIT "A"

A parcel of land in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, described as follows;

Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South $01^{\circ}05'40''$ East, 749.00 feet along the West $\frac{1}{4}$ - $\frac{1}{4}$ line to the point of beginning; thence continue last course for 405.55 feet to a point on a counter-clockwise curve on the North right of way of Shelby County Highway #12, said curve having a delta angle of $06^{\circ}20'06''$ and a radius of 2798.47 feet; thence run Southeast along the arc of said curve 309.42 feet; thence run North $00^{\circ}57'00''$ West 473.00 feet; thence South $89^{\circ}06'10''$ West for 302.80 feet to the beginning.

Situated in Shelby County, Alabama.

Inst # 2001-01773

01/17/2001-01773
10:01 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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