

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of SIXTY SIX THOUSAND DOLLARS AND NO /100 (\$66,000.00) and other valuable considerations to the undersigned GRANTOR(S), GEORGE F. SEIER, JR. A MARRIED MAN AND LOUISE SEIER POUNDSTONE, A MARRIED WOMAN, (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 JOSEPH D. DABNEY AND LINDSAY P. DABNEY, (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 LEGAL DESCRIPTION.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES.

~~\$46,274.25~~
~~\$46,274.25~~ of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:

1. Subject property can not be further divided except into one additional lot of approximately three acres with the approval of George F. Seier, Jr. and Louise Seier Poundstone.
2. If sub divided, neither lot shall be used except for one single family residence. No mobile home or manufactured home shall be located on either property other than the one currently located on subject property.
3. Home must be at least 2000 square feet of heated and cooled space and must be constructed of brick or similar building materials approved by George F. Seier, Jr. and Louise Seier Poundstone.
4. No animals other than domestic house pets shall be kept on the property.

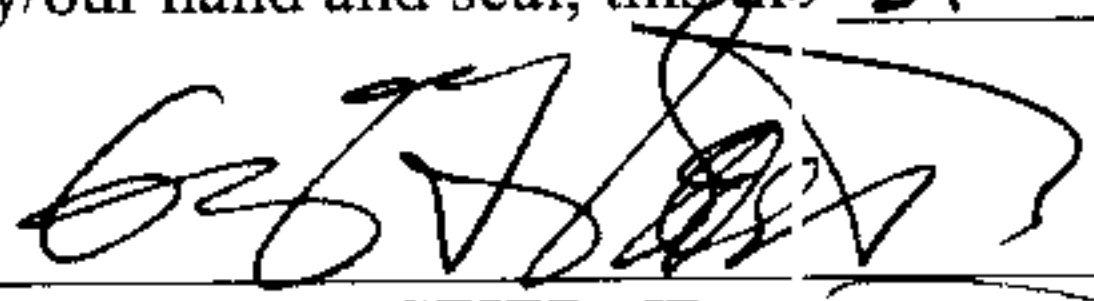
Subject to ad valorem taxes for the year 2001, a lien but not yet due and payable.

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 21st day of February, 2001.



GEORGE F. SEIER, JR.



LOUISE SEIER POUNDSTONE

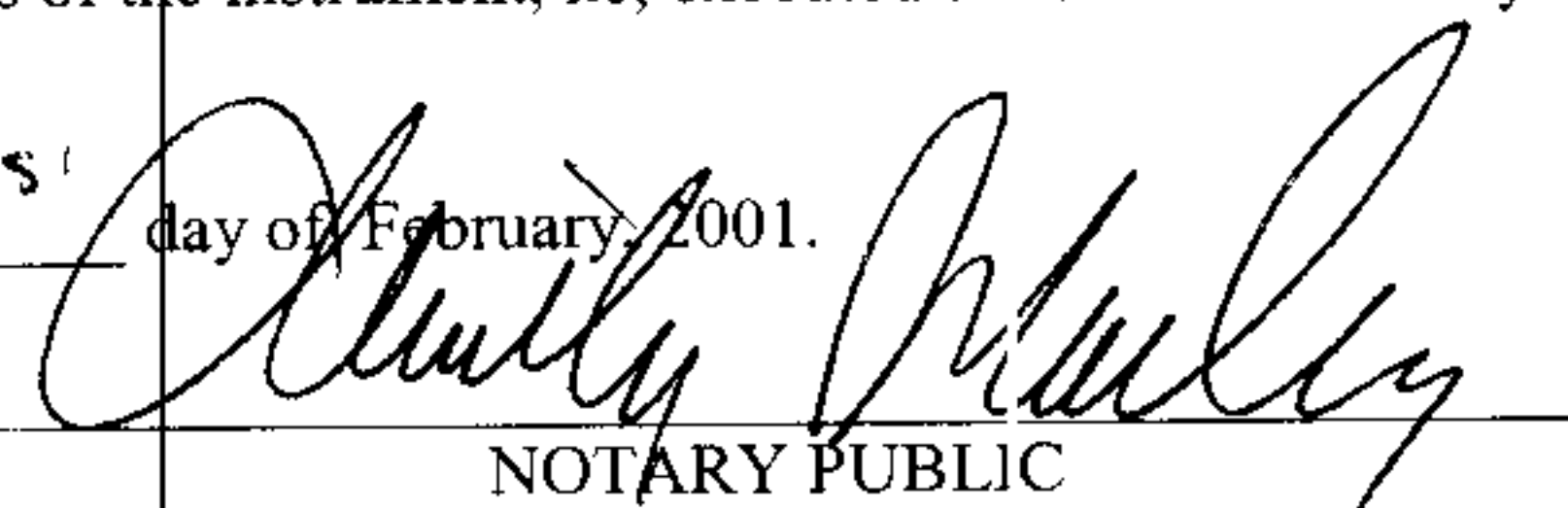
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that GEORGE F. SEIER, JR., 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 the instrument, he, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 21st day of February, 2001.

My Comm. Exp.:



NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 27, 2001

03/01/2001-07175
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 37.00

STATE OF FLORIDA

Walter COUNTY

The foregoing instrument was acknowledged before me this 20th day of February, 2001 by LOUISE SEIER POUNDSTONE who is personally known to me or who has produced driver license as identification.

GIVEN under my hand and seal this the 20th day of February, 2001.

PRINTED NAME:

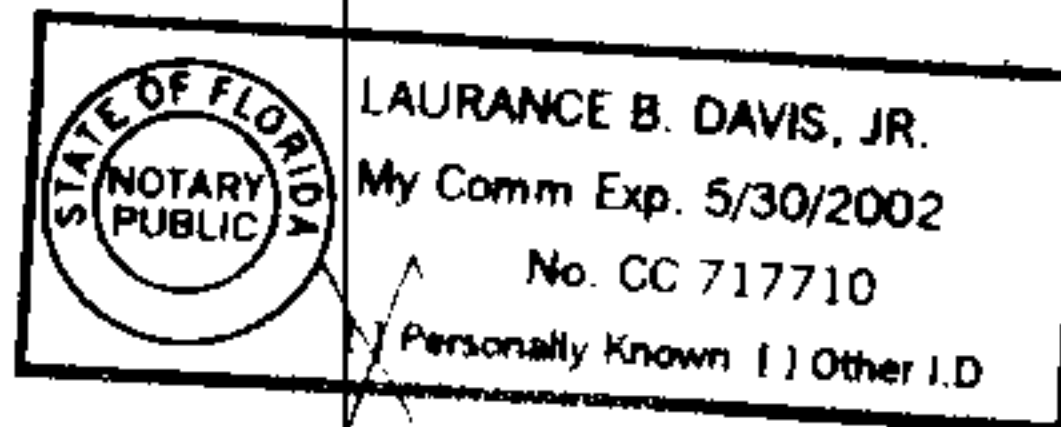
Laurance B. Davis, Jr.

NOTARY PUBLIC

Laurance B. Davis, Jr.

MY COMMISSION EXPIRES:

SERIAL NUMBER:



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

LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast quarter of the northwest quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama and run Thence South 01 degrees 46 minutes 36 seconds East along the East line of said quarter-quarter a distance of 101.63 feet to a point; Thence run South 01 degrees 48 minutes 37 seconds East a distance of 283.61 feet to a found ½ inch crimped pipe corner and the Point of Beginning of the property, Parcel I, being described; Thence run South 01 degrees 39 minutes 00 seconds East a distance of 534.54 feet to a found crimped pipe corner on the Northerly margin of Shelby County Highway No. 26; Thence run North 77 degrees 41 minutes 54 seconds West along said Northerly margin of said Highway 26 a distance of 265.38 feet to a corner; Thence run North 82 degrees 48 minutes 05 seconds West along same said margin of same said highway a distance of 319.90 feet to a set ½ inch steel rebar corner; Thence run North 11 degrees 11 minutes 21 seconds East a distance of 179.82 feet to a set ½ inch steel rebar corner; Thence run North 01 degrees 38 minutes 58 seconds West a distance of 268.84 feet to a found ½ inch crimped pipe corner; Thence run South 89 degrees 12 minutes 08 seconds East a distance of 534.16 feet to the Point of Beginning. Property is subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record and/or applicable law.

Inst # 2001-07175

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