

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
1631 Shelby Springs Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifteen Thousand and no/100 DOLLARS (\$15,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Hershel O. Rich and Gayle Rich, husband and wife (herein referred to as GRANTOR, whether one or more) do/does grant, bargain, sell and convey unto Hershel O. Rich, Gayle Rich, and Claude Ben Osteen (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:

Lot 5, according to the Survey of Smith Camp, Second Sector, as recorded in Map Book 4, Page 12, in the Probate Office of Shelby County, Alabama

Subject to:

1. Title in others to minerals underlying the above described lands with mining rights and privileges belonging thereto, as reserved in Deed Book 199, Page 133, in the Probate Office of Shelby County, Alabama.
2. Restrictions as contained in deed recorded in Deed Book 199, Page 133, in the Probate Office of Shelby County, Alabama.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 107, Page 532; Deed Book 111, Page 641; Deed Book 170, Page 274; and Deed Book 248, Page 844, in the Probate Office of Shelby County, Alabama.
4. Permit to Alabama Power Company recorded in Deed Book 198, Page 506, in the Probate Office of Shelby County, Alabama.

\$15,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously 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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and


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administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 5th day of September, 2001.


Hershel O. Rich


Gayle Rich

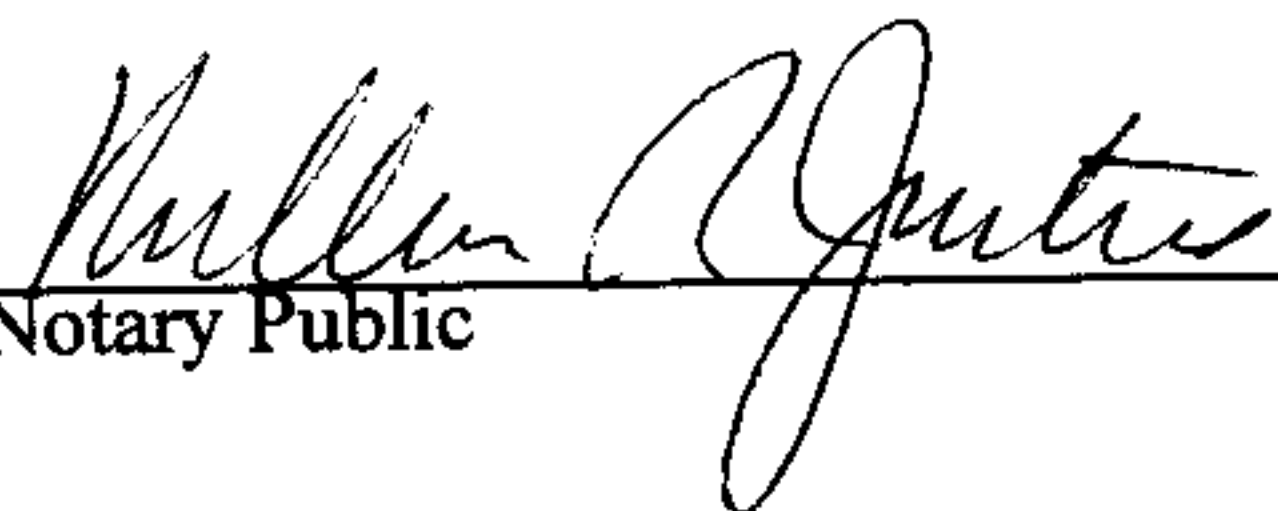
STATE OF ALABAMA

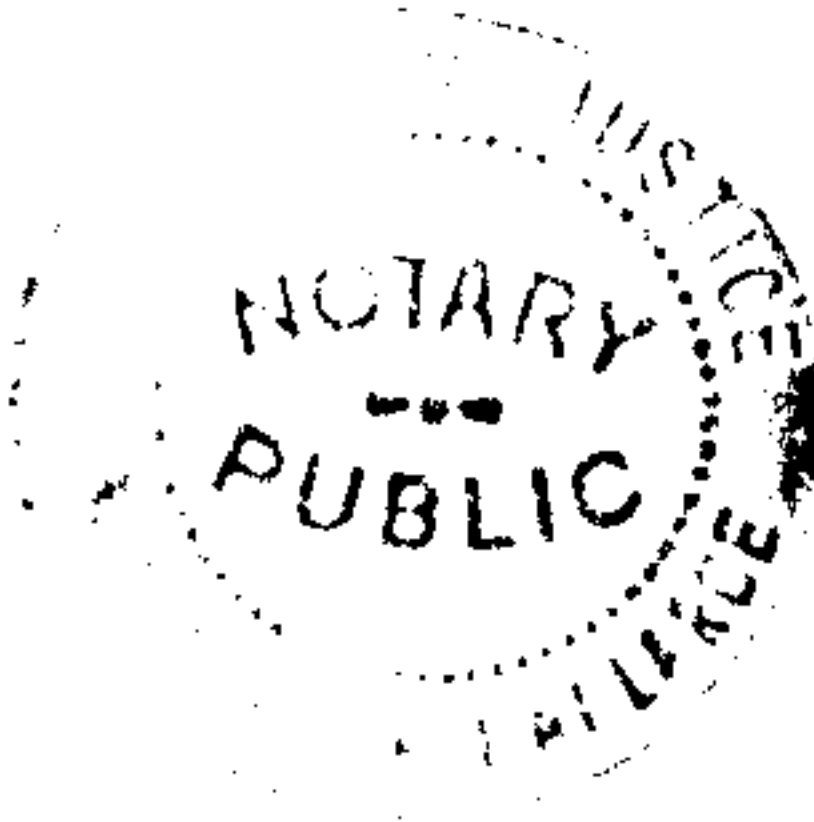
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hershel O. Rich and Gayle Rich, husband and wife, 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 5th day of September, 2001.


Notary Public



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