

Send tax notice to:  
Emmett R. Hall and  
Valerie R. Hall  
3108 Sunny Meadows Lane  
Birmingham, AL 35242

This instrument prepared by:  
Stewart & Associates  
3595 Grandview Parkway  
Suite 350  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Forty-Nine Thousand and no/100 Dollars (\$449,000.00), in hand paid to the undersigned Larry D. Flatt and wife, Rae Jean Flatt, (hereinafter referred to as the "Grantors") by Emmett R. Hall and wife, Valerie R. Hall, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

(\$400,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

Inst # 2001-52390

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SHELBY COUNTY JUDGE OF PROBATE  
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The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 29th day  
of November, 2001.

 Larry D. Flatt

STATE OF ALABAMA )  
: )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry D. Flatt and wife, Rae Jean Flatt, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of November, 2001.



## Notary Public

[NOTARIAL SEAL]

My Commission expires: 9903

EXHIBIT "A"

Beginning at the Southeast corner of Lot 1, Block 1, Sunny Meadows (Subdivision) as recorded in Map Book 8, Pages 18 A, 18 B, and 18 C, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence North 80 degrees 52 minutes 38 seconds West along the Southwesterly line of said Lot 1 a distance of 167.47 feet to a set rebar corner; thence run North 41 degrees 52 minutes 00 seconds West a distance of 203.00 feet to a set rebar corner; thence run North 42 degrees 24 minutes 00 seconds West a distance of 110.00 feet to a found old iron corner; thence run North 71 degrees 26 minutes 39 seconds West a distance of 103.22 feet to a found old iron corner; thence run North 76 degrees 23 minutes 46 seconds West a distance of 194.94 feet to a found old iron corner; thence run South 08 degrees 14 minutes 30 seconds West a distance of 210.85 feet to a found old iron corner; thence run South 81 degrees 45 minutes 08 seconds East a distance of 376.06 feet to a found old iron corner at a fence corner; thence run South 00 degrees 30 minutes 30 seconds East a distance of 725.60 feet to a set rebar corner on the Northerly margin of Shelby County Highway No. 14; thence run North 60 degrees 01 minute 35 seconds East along said margin of said Highway a distance of 524.99 feet to the P.C. of a curve return to the left having a central angle of 90 degrees and a radius of 25.0 feet; thence run along the arc of said curve return an arc distance of 39.27 feet to the P. T. of said curve return; thence run North 29 degrees 58 minutes 25 seconds West along the Westerly margin of Sunny Meadows Lane, a guttered and paved public street, a distance of 237.00 feet to the P.C. of a curve to the right having a central angle of 38 degrees 05 minutes 31 seconds and a radius of 244.62 feet; thence run West-Northwesterly along the arc of said curve an arc distance of 162.63 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Current ad valorem taxes.
2. Permits to Alabama Power Company as recorded in Deed Book 101, Page 542; Deed Book 134, Page 514 and Deed Book 139, Page 128.
3. Right of way to Alabama Power Company as recorded in Deed Book 173, Page 192 and Deed Book 357, page 109.
4. Right of Way to Shelby County as recorded in Deed Book 216, Page 155.
5. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
6. Underground distribution agreement with Alabama Power Company as recorded in Misc. Book 57, page 712.
7. Restrictions in favor of Alabama Power Company as recorded in Misc. Book 57, page 715.

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