

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

LARRY J. CARRAWAY and JUDY A. HOOD

1868 HWY 86

CALERA, ALABAMA 35040



20020813000381890 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/13/2002 10:12:00 FILED/CERTIFIED

That in consideration of

THAT IN CONSIDERATION OF Fifty-Five Thousand and 00/100 DOLLARS (55,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, GARY W. GARNER, A _MARRIED_ PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto

LARRY J. CARRAWAY AND WIFE ANGELA CARRAWAY and JUDY A. HOOD

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate
situated in SHELBY County, Alabama to-wit:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH,
RANGE 1 WEST. SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTH 88 DEGREES 56 MINUTES 15 SECONDS WEST
ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 A DISTANCE OF 620.10 FEET TO A STEEL REBAR CORNER ON THE
SOUTHEASTERLY RIGHT OF WAY LINE OF THE HEART OF DIXIE RAILROAD RIGHT OF WAY; THENCE RUN NORTH 53
DEGREES 31 MINUTES 46 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD A DISTANCE OF
200.54 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31 DEGREES 27 MINUTES 08
SECONDS AND A RADIUS OF 920.34 FEET; THENCE RUN ALONG THE ARC OF SAID RAILROAD CURVE AN ARC
DISTANCE OF 505.22 FEET TO A CAPPED STEEL CORNER ON THE EAST LINE OF SAID 1/4-1/4; THENCE RUN SOUTH 01
DEGREE 34 MINUTES 33 SECONDS WEST A DISTANCE OF 284.52 FEET TO THE POINT OF BEGINNING. PROPERTY IS
SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RESTRICTIONS AND/OR LIMITATIONS OF PROBATED RECORD
AND/OR APPLICABLE LAW.

ALSO: SEE ATTACHED EXHIBIT "A"

Subject to Easements, Restrictions and rights of way of record.

54,150.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed
simultaneously herewith.

THIS IS NOT THE HOMESTEAD OF GARY W. GARNER NOR HIS SPOUSE

To Have And To Hold unto the said Grantees LARRY J. CARRAWAY AND WIFE, ANGELA CARRAWAY and JUDY A. HOOD 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 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,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
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/WE have hereunto set MY/OUR hand(s) and seal(s), this 11th day of July,
2002.

WITNESS:

(Seal)

GARY W. GARNER (Seal)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that GARY W.
GARNER, A MARRIED PERSON whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 11th day of July A.D., 20 02.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

EASEMENT:

BEGINNING AT A POINT IN THE CENTERLINE OF THE HEART OF DIXIE RAILROAD RIGHT-OF-WAY, SAID POINT BEING SOUTH 88 DEGREES 56 MINUTES 15 SECONDS WEST OF AND 706.40 FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 53 DEGREES 31 MINUTES 46 SECONDS EAST ALONG SAID CENTERLINE OF SAID RIGHT-OF-WAY A DISTANCE OF 326.95 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 02 MINUTES 08 SECONDS AND A RADIUS OF 970.34 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 678.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG THE CENTERLINE OF SAID RIGHT-OF-WAY SOUTH 86 DEGREES 26 MINUTES 06 SECONDS EAST A DISTANCE OF 8.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 8 MINUTES 49 SECONDS AND A RADIUS OF 900 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 248.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG THE CENTERLINE OF SAID RIGHT-OF-WAY SOUTH 70 DEGREES 37 MINUTES 17 SECONDS EAST A DISTANCE OF 318.61 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 06 SECONDS AND A RADIUS OF 400.00 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 69.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG THE CENTERLINE OF SAID RIGHT-OF-WAY SOUTH 80 DEGREES 37 MINUTES 23 SECONDS EAST A DISTANCE OF 187.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36 DEGREES 28 MINUTES 11 SECONDS AND A RADIUS OF 150.00 FEET, THENCE CONTINUE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 95.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE RUN NORTH 62 DEGREES 54 MINUTES 26 SECONDS EAST A DISTANCE OF 10.22 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY AND THE CENTERLINE OF SHELBY COUNTY HIGHWAY NO. 86;

