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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Gary M. Perry

(Address)



20021217000630690 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
12/17/2002 12:10:00 FILED/CERTIFIED

This instrument was prepared by: Mike T. ATchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gary Malcomb Perry, as Personal Representative of the Estate of Helen F. Perry, deceased,
Probate Case No. PR-2002-000263, in the Probate Office of Shelby County, Alabama
(herein referred to as grantors) do grant, bargain, sell and convey unto

Gary M. Perry and wife, Charlene Perry

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO TAXES FOR 2003 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF
WAY, AND PERMITS OF RECORD.

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 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 HEREOF, I have hereunto set my hand(s) and seal(s), this 17th day of December, 2002.

WITNESS:

(Seal)
(Seal)
(Seal)

THE ESTATE OF HELEN F. PERRY, DECEASED
Probate Case No. PR-2002-000263

Gary Malcomb Perry (Seal)
By: Gary Malcomb Perry, Personal Representative of the Estate of Helen F. Perry, deceased (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Malcomb Perry, whose name as Personal Representative of the Estate of Helen F. Perry, deceased, is signed to the foregoing conveyance, and who is 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. in his capacity as such Personal Representative.

Given under my hand and official seal this 17th day of December, A.D., 2002.

my Commission expires: 10/16/04

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

From the SW corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 south, Range 3 West, run North 3 degrees 30 minutes West along the West boundary of the said NE 1/4 of NW 1/4 of Section 2, Township 21 south, Range 3 West for 660 feet to the point of beginning of the land herein conveyed, said point of beginning being the SE corner of Lot #5, Block 1 of McMillen's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Columbiana, Alabama; thence run in a Westerly direction along South line of Lot #5 for a distance of 100 feet; thence run in a Northerly direction along West line of Lot #5 for a distance of 338 feet; thence run in an Easterly direction for a distance of 200 feet; thence run in a Southerly direction along East line of Lot #6 for a distance of 342 feet; thence run in a Westerly direction along South line of Lot #6 for a distance of 100 feet to the point of beginning. This being a part of Lots #5 and #6 of Block 1, according to McMillen's Survey of Helena Road as recorded in the Probate Office of Shelby County, Columbiana, Alabama.

LESS AND EXCEPT THOSE PORTIONS PREVIOUSLY CONVEYED TO JAMES AND CORA SMITH BY DEED RECORDED IN DEED BOOK 274, PAGE 255, AND TO D.M. AND GARY PERRY BY DEED RECORDED IN DEED BOOK 297, PAGE 391, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A parcel of land situated in the Northwest Quarter of Section 2, Township 21 South, Range 3 West, Huntsville, Meridian, Shelby County, Alabama, said parcel also being a part of Lots 5 and 6, Block 1, according to Nickerson's Survey and Addition on Helena Road as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate and being more particularly described as follows:

Commence at the Southwest corner of Lot 5, Block 1, according to Nickerson's Survey and Addition on Helena Road as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate, Shelby County, Alabama, and run in a Northerly direction along the West line of Lot 5 for a distance of 170.32 feet to the point of beginning; thence continue in a Northerly direction along said West lot line for a distance of 124.04 feet to the North line of that parcel as described in Deed Book 254, Page 530, as recorded in said Office of the Judge of Probate; thence turn an interior angle to the left of 89 degrees 04 minutes 27 seconds and leaving said lot line run in an Easterly direction along said North line for a distance of 199.72 feet (deed 200 feet) to the East line of Lot 6, Block 1, according to said Nickerson's Addition; thence turn an interior angle to the left of 91 degrees 06 minutes 35 seconds and leaving said North line run in a Southerly direction along said East lot line for a distance of 136.27 feet; thence turn an interior angle to the left of 85 degrees 24 minutes 07 seconds and leaving said East lot line run in a Westerly direction for a distance of 200.73 feet to the point of beginning.

According to survey of Rowland Jackins, RLS #18399, dated December 16, 2002.