

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Elizabeth H. Dreher
36 Country Club Blvd.
Birmingham, AL 35213

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) and other good and valuable consideration, to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, ERIC HIOTT and wife NANCY HIOTT (herein referred to as Grantors) do grant, bargain, sell and convey unto ELIZABETH H. DREHER and GEORGE R. DREHER (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land in the NW 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

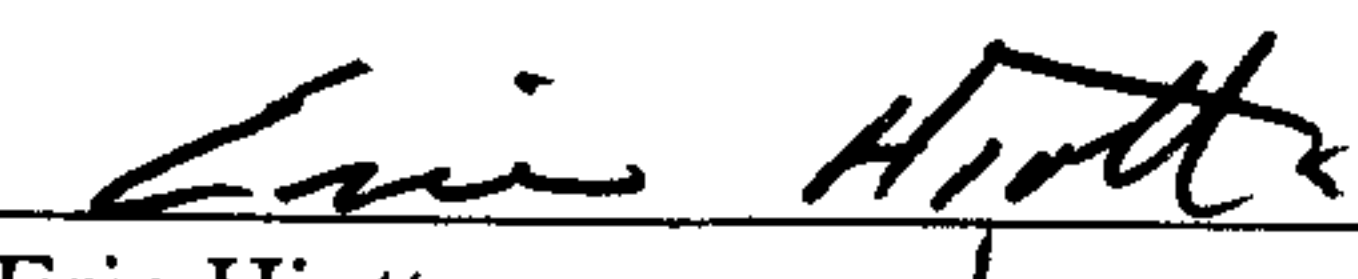
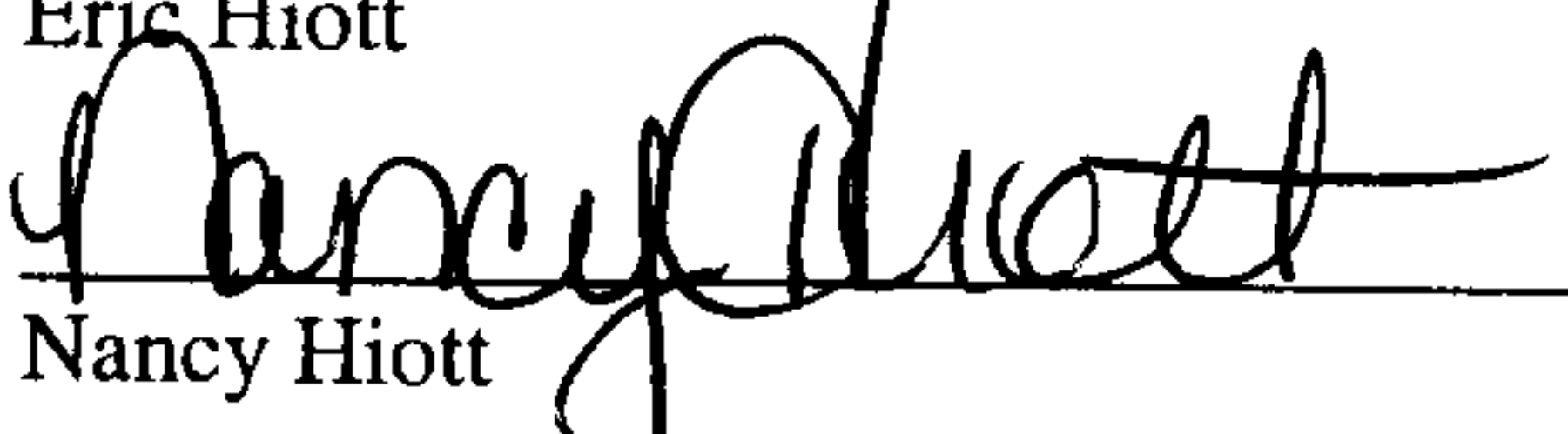
Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, and run thence South 00 degrees 00 minutes 00 seconds along the East line of said 1/4-1/4 a distance of 922.12 feet to a point; thence run North 88 degrees 19 minutes 26 seconds West 195.08 feet to the point of beginning of the property; thence run South 41 degrees 39 minutes 27 seconds West 157.63 feet to a point; thence run South 76 degrees 11 minutes 59 seconds West 231.21 feet to a point on the easterly margin of Shelby County Highway No. 49 in a curve to the right having a central angle of 21 degrees 24 minutes 37 seconds and a radius of 498.64 feet; thence run along the arc of said curve an arc distance of 186.33 feet to a point; thence run South 88 degrees 19 minutes 26 seconds East a distance of 356.01 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

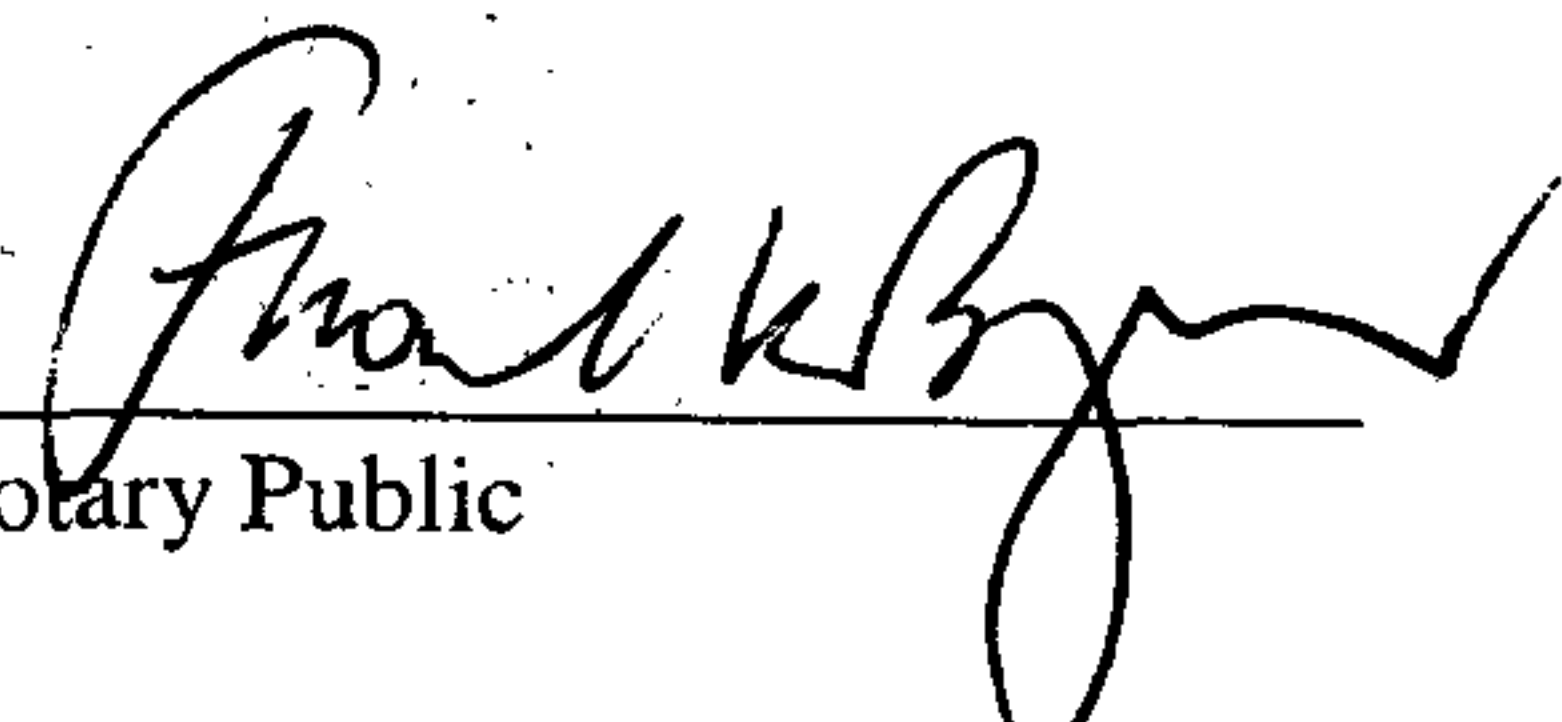
IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 17th day of February, 2003.


Eric Hiott

Nancy Hiott

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Eric Hiott and wife Nancy Hiott 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 the 17th day of February, 2003.


Notary Public

My Commission Expires: 11/20/2004