

4882

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

LARRY RAY JENKINS

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY FOUR THOUSAND DOLLARS and 00/100 (\$34,000.00) to the undersigned grantor, SHELBY SPRINGS STOCK FARMS, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LARRY RAY JENKINS and JOYCE CROMER JENKINS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 131, ACCORDING TO THE SURVEY OF SHELBY SPRINGS FARM, CAMP WINN, SECTOR 2, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. RESTRICTIVE COVENANTS, AS RECORDED IN INSTRUMENT #1999-36840.
3. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES IN SUBDIVISION, GRANTED TO ALABAMA POWER COMPANY, AS RECORDED IN INSTRUMENT #2000-232071.
4. RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN DEED BOOK 228, PAGE 780 AKA, INSTRUMENT #1989-6206 AND 1998-8297.
5. RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 233, PAGE 799 AKA INSTRUMENT #1989-9813.
6. RIGHT OF WAY TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 177, PAGE 50, DEED BOOK 161, PAGE 124, AND DEED BOOK 172, PAGE 433.
7. 15 FOOT EASEMENT ACROSS THE NORTHWESTERLY SIDE, AS SHOWN ON RECORDED MAP.
8. RIPARIAN RIGHTS FOR LAKE LERAY, AS SHOWN BY RECORDED MAP.

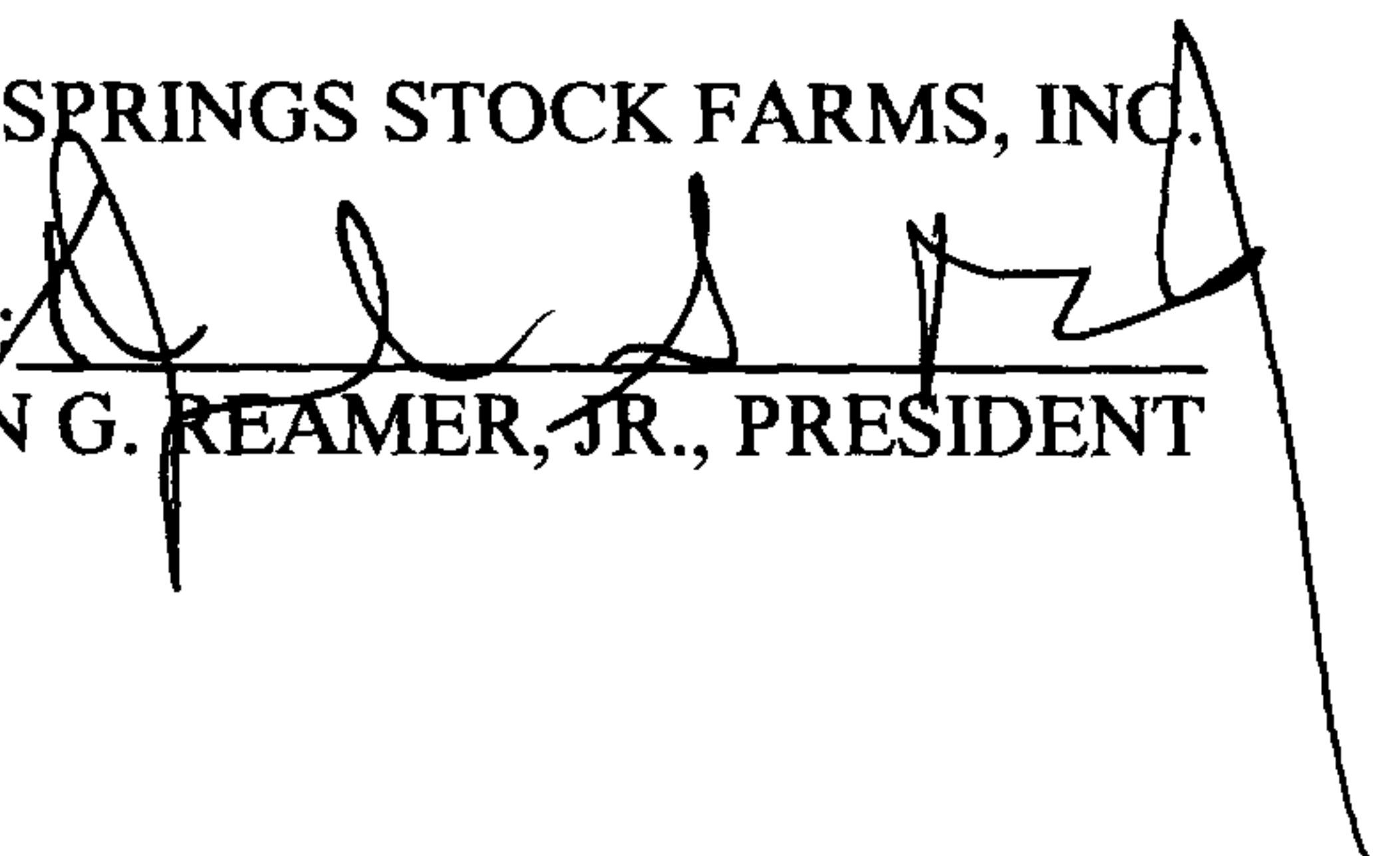
\$185,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, SHELBY SPRINGS STOCK FARMS, INC., by its PRESIDENT, JOHN G. REAMER, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8th day of April, 2003.

SHELBY SPRINGS STOCK FARMS, INC.

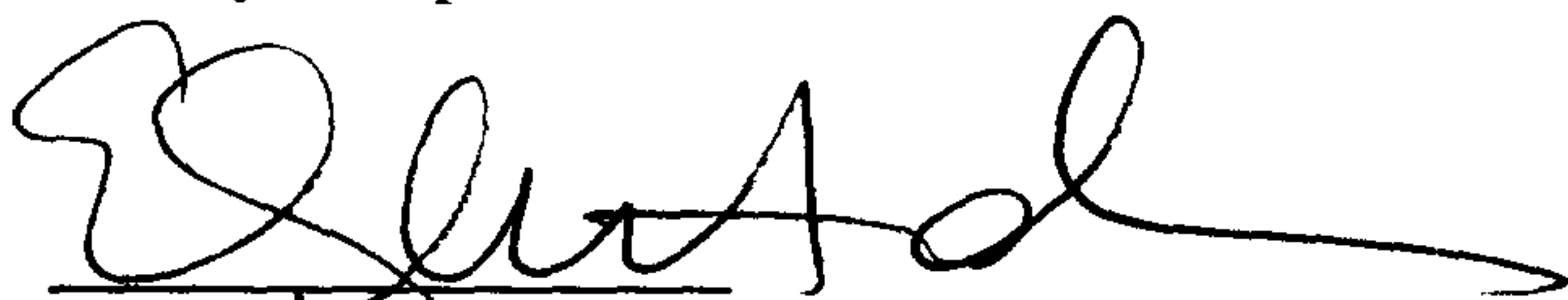
By: 
JOHN G. REAMER, JR., PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN G. REAMER, JR., whose name as PRESIDENT of SHELBY SPRINGS STOCK FARMS, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 8th day of April, 2003.


Notary Public

My commission expires: 10.2.05