

This instrument was prepared by:
Fancher & Green, LLP
P. O. Box 185
Clanton, AL 35046

WARRANTY DEED

THE STATE OF ALABAMA)
CHILTON COUNTY)

Know All Men by These Presents: That in consideration of Five and 00/100 Dollars to the undersigned, Bama's Best Housing, a company (herein referred to as Grantors), in hand paid by Marvin C. Lutz and Tracy R. Lutz, husband and wife, (herein referred to as Grantees), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NW 1/4 of the NE 1/4, Section 5, T22S, R3W, Shelby County, Alabama, and run N 90 degrees 00 minutes 00 seconds E 840.00 feet; thence run S 00 degrees 00 minutes 00 seconds E for 425.48 feet; thence run S 83 degrees 28 minutes 00 seconds W for 72.59 feet to the Point of Beginning; From said POB, run S 07 degrees 00 minutes 00 seconds W for 211.33 feet; thence run S 89 degrees 59 minutes 47 seconds W for 105.00 feet; thence run N 07 degrees 02 minutes 22 seconds E for 209.27 feet; thence run N 88 degrees 52 minutes 21 seconds E for 105.13 feet to the Point of Beginning. Containing 0.50 acres more or less.

ALSO: A 20 foot Ingress, Egress and Utility Easement: Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 5, T22S, R3W, Shelby County, Alabama and run N 90 degrees 00 minutes 00 seconds E for 840.00 feet; thence run S 00 degrees 00 minutes 00 seconds E for 425.48 feet; thence run S 83 degrees 28 minutes 00 seconds W for 72.59 feet; thence run S 00 degrees 00 minutes 00 seconds W for 211.33 feet; thence run S 89 degrees 59 minutes 47 seconds W for 105.00 feet; thence run N 07 degrees 02 minutes 22 seconds E for 93.50 feet to the Centerline of a 20 foot Ingress, Egress and Utility easement; being the POB of said easement; thence from said POB, run S 84 degrees 13 minutes 50 seconds W for 86.78 feet; thence run N 82 degrees 33 minutes 17 seconds W for 138.74 feet; thence run s 47 degrees 39 minutes 16 seconds W for 45.53 feet; thence run s 29 degrees 46 minutes 22 seconds W for 57.86 feet to the Right of Way of County Road 221, said Easement being 10 feet left and right of described centerline.

This Property is not the Homestead of the Grantor.

To Have and to Hold to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I 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, the said Bama's Best Housing by William Lee Conway, its MANAGER, who is authorized to execute this conveyance, has hereto set their signature and seal, this the 5th day of May, 2003.

Bama's Best Housing
By [Signature] (Seal)

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, Lisa L. Ramsey, a Notary Public for the State of Alabama at Large, hereby certify that William Lee Conway, whose name 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand, this the 5th day of May, 2003

Lisa L. Ramsey
Notary Public
My Commission Expires: 09/24/06

Grantees Address:
~~95 Co Rd 221~~ 952 CR 221
Montevallo, AL 35115