

Send Tax Notice To:
William E. Goodwin
Aurelia Goodwin
8465 Hwy 47
Shelby, Alabama 35143

THIS INSTRUMENT PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY

That in consideration of NINETY THOUSAND AND 00/100 (\$90,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, O'NEAL VARDEN and wife, MYRA VARDEN (herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM E. GOODWIN and wife, AURELIA F. GOODWIN (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East Shelby County, Alabama, and run thence Westerly along the South line of said 1/4-1/4, 143.07 feet to a steel rebar pin on the Westerly margin of Shelby County Highway No. 71 and the point of beginning of the property being described; thence continue along last described course 132.00 feet to a steel rebar corner on the Easterly margin of Shelby County Highway No. 47 in a curve to the left; thence turn 83 degrees 45 minutes 53 seconds right to chord and run Northerly along the chord of said highway curve a chord distance of 139.27 feet to the P.T. of said curve; thence turn 07 degrees 50 minutes 25 seconds left from the chord and continue northerly along the said east margin of said highway 118.98 feet to a steel pin corner at the intersection of Highways No. 47 and 71; thence turn 159 degrees 20 minutes 02 seconds right and run Southeasterly along the Westerly margin of Shelby County Highway No. 71 a distance of 295.08 feet to the P.C. of a curve to the left; thence turn 00 degrees 03 minutes 13 seconds left to chord and continue Southeasterly along the chord of said curve a chord distance of 13.85 feet to the point of beginning.


Subject to:

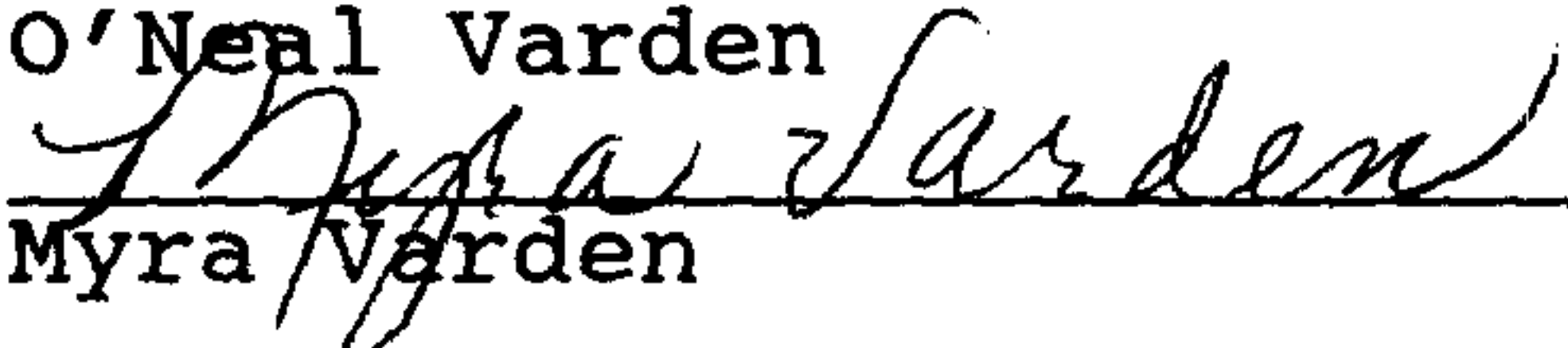
- (1) Taxes for the year 2003 and subsequent years not yet due and payable.
- (2) Any and all easements, restrictions, limitations or right of ways of record.
- (3) Mineral and mining rights which may be of record.
- (4) Right of Way granted Alabama Power Company recorded in Deed Book 107, Page 282; Deed Book 131, Page 391; Deed book 131, Page 409 and Deed Book 133, Page 227.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 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, we have hereunto set our hands and seals, this 31st day of July, 2003.



O'Neal Varden


Myra Varden


STATE OF ALABAMA

GENERAL ACKNOWLEDGMENT

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that O'Neal Varden and Myra Varden, 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 31st day of July, 2003.



Notary Public

My Commission Expires: 4-8-2005