

Send Tax Notice To:  
James E. & Cumbee W. Tyndal  
180 Ross Drive  
Birmingham, Alabama 35213

WARRANTY DEED

State of Alabama)  
Shelby County )

KNOW ALL MEN BY THESE PRESENTS that in consideration of One (\$1.00) Dollar to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Charles M. Tyndal (hereafter referred to as Grantor) grant, bargain, sell and convey unto James E. Tyndal and Cumbee W. Tyndal as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel-2 being the land described as follows: Commence at the northeast corner of Section 15, Township 20 south, Range 1 west, Shelby County, Alabama and run thence south 89 degrees, 12 minutes, 35 seconds west along the north line of said section 15 a distance of 1,309.66 feet to a found rebar corner and the point of beginning of the property, Parcel-2, being described; Thence continue last described course a distance of 480.50 feet to a found steel rebar corner; Thence run south 00 degrees, 25 minutes, 55 seconds east a distance of 870.00 feet to a set rebar corner; Thence run north 89 degrees, 12 minutes, 35 seconds east a distance of 480.70 feet to a set rebar corner; Thence run north 00 degrees, 26 minutes, 42 seconds west a distance of 870.00 feet to the point of beginning, containing 9.60 acres, more or less..

Subject to easements and restrictions of record and the 20.0 foot wide access easement along the south, west and north sides of the parcel as shown on the plat and survey of Joseph E. Conn, Jr. prepared July 30, 2003, any minerals and mining rights not owned by the Grantor, and current ad valorem taxes, a lien not yet due and payable.

The real estate herein conveyed is not, and has never been, the homestead of the Grantor.

TO HAVE AND TO HOLD to 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 shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

B Tyndal

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees and their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless noted above; that I have a good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantees and their heirs and assigns forever against the lawful claims of all persons.

25 IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of August, 2003.

 (Seal)  
Charles M. Tyndal

State of Alabama)  
Jefferson County)

I, C. John Holditch, a Notary Public in and for said County, in said State, hereby certify that Charles M. Tyndal, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of August, 2003.

  
Notary Public

This instrument was prepared by:

C. John Holditch  
3 Office Park Circle, Suite 226  
Birmingham, Alabama 35223