

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
MICHAEL & CHRISTOPHER WILSON
792 Little Pine Drive
South Daytona Fla 32119

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040623000341800 Pg 1/2 69.00
Shelby Cnty Judge of Probate, AL
06/23/2004 11:16:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration TWO HUNDRED FIFTEEN THOUSAND FIVE HUNDRED NINETY TWO DOLLARS AND NO/00 (\$215,592.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

WILLIAM F. BATSON, A MAN MAN

(herein referred to as grantor) grant, bargain , sell and convey unto,

MICHAEL A. WILSON AND CHRISTOPHER A. WILSON

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.
Situating in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

\$160592.00 of the above-recited consideration was paid from a mortgage recorded 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21ST day of June, 2004.

WILLIAM F. BATSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
WILLIAM F. BATSON

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 18TH day of June, 2004.

[Signature]
Notary Public

My commission expires: 10-16-04

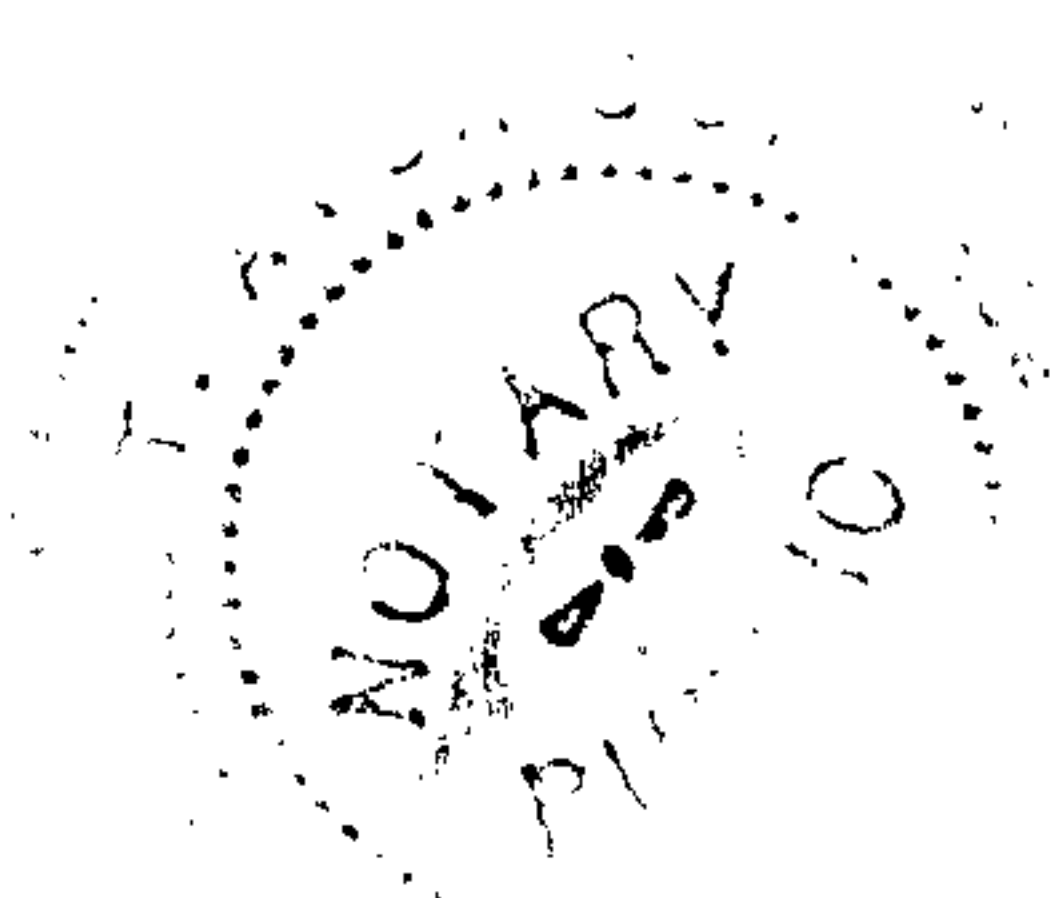


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Northeast corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama and run South 86 degrees 51 minutes 51 seconds West for 55.56 feet to the point of beginning. From said point of beginning, continue South 86 degrees 51 minutes 51 seconds West for 1187.58 feet to the northeastern right of way of County Road 61; thence along said road North 57 degrees 08 minutes 46 seconds West for 81.71 feet; thence leaving said road, run North 01 degree 40 minutes 25 seconds West for 1274.10 feet; thence run North 87 degrees 08 minutes 24 seconds East for 1179.46 feet to the West right of way of a railroad; thence along said railroad, South 01 degree 44 minutes 02 seconds East for 799.50 feet; thence continue along said railroad, along a curve to the left, having a radius of 3014.93 feet and a chord bearing and distance of South 02 degrees 44 minutes 10 seconds East for 105.24 feet; thence continue along said railroad, along another curve to the left, having a radius of 1582.69 feet and a chord bearing and distance of South 11 degrees 42 minutes 24 seconds East for 416.18 feet to the point of beginning.

PARCEL 2:

Commence at the Northeast corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama and run South 86 degrees 51 minutes 51 seconds West for 55.56 feet to the point of beginning. From said point of beginning, continue South 86 degrees 51 minutes 51 seconds West for 1187.58 feet to the northeastern right of way of County Road 61; thence along said road, South 57 degrees 08 minutes 46 seconds East for 256.59 feet; thence continue along said road, along a curve to the right having a radius of 1476.07 feet and a chord bearing and distance of South 30 degrees 59 minutes 26 seconds East for 1318.70 feet; thence leaving said road, run North 86 degrees 40 minutes 34 seconds East for 364.43 feet; thence run North 00 degrees 44 minutes 28 seconds West for 1171.98 feet to the West right of way of a railroad; thence along said railroad, along a curve to the right having a radius of 1582.69 feet and a chord bearing and distance of North 22 degrees 01 minutes 41 seconds West for 152.77 feet to the point of beginning.

According to the survey of Michael Moates, dated June 18, 2004.