

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWO HUNDRED EIGHTY THOUSAND AND NO/00 (\$280,000.00), 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,

TERRY GALLUPS AND WIFE, VICKI G. GALLUPS

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

JEFFREY L HAMNER AND TRACI L HAMNER

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

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$240,000.00 of the above-recited consideration was paid from a first 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 10TH day of June, 2005.

TERRY GALLUPS

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State,

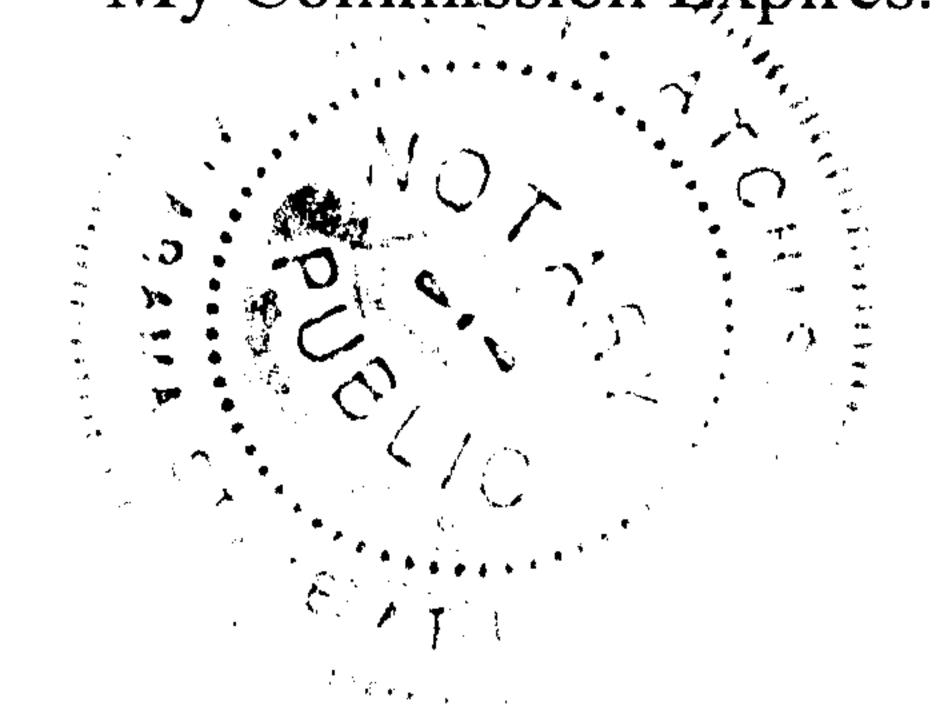
TERRY GALLUPS AND VICKI G. GALLUPS

VICKI G. GALLUPS

is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official/seal, this 10TH day of JUNE, 2005.

My Commission Expires: 10-16-08



20050720000362500 2/2 \$54.00 Shelby Cnty Judge of Probate, AL 07/20/2005 11:20:13AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL II:

Beginning at the Northwest corner of Section 31, Township 20 South, Range 2 East, at a 1inch octagon rod found in place; thence run Southerly along the West boundary line of said Section 31 a distance of 1317.08 feet to the Northwest corner of the SW 1/4 of NW 1/4 of said Section 31; thence continue along said West boundary line a distance of 623.01 feet to a point; thence turn an angle of 87 degrees 59 minutes 24 seconds to the right and run Westerly a distance of 333.35 feet to a point on the East right of way line of County Highway 61; thence turn an angle of 90 degrees 44 minutes 23 seconds to the left and run Southerly along said right of way a distance of 439.91 feet to a point; thence turn an angle of 97 degrees 14 minutes 41 seconds to the left and run a distance of 316.84 feet to a point on the West boundary line of the SW 1/4 of NW 1/4, of said Section 31; thence turn an angle of 99 degrees 59 minutes 40 seconds to the right and run Southerly along said West boundary line a distance of 297.96 feet to the Southwest corner of said SW 1/4 of NW 1/4; thence turn an angle of 89 degrees 43 minutes 10 seconds to the left and run Easterly along the South boundary line of said SW 1/4 of NW 1/4 a distance of 1320.65 feet to the Southeast corner of said SW 1/4 of NW 1/4; thence continue along the same line and along the South boundary line of the SE 1/4 of the NW 1/4 of said Section 31, a distance of 1110.65 feet to a point; thence turn an angle of 90 degrees 12 minutes 30 seconds to the left and run Northerly a distance of 105.0 feet to a point; thence turn an angle of 89 degrees 47 minutes 30 seconds to the left and run Westerly a distance of 50.0 feet to a point; thence turn an angle of 101 degrees 45 minutes 25 seconds to the right and run Northeasterly a distance of 202.51 feet to a point; thence turn an angle of 101 degrees 22 minutes 14 seconds to the right and run Southeasterly a distance of 237.43 feet to a point on the East boundary line of the said SE 1/4 of NW 1/4 (said point being 210.0 feet North of a concrete monument marking the center of said Section 31; thence turn an angle of 113 degrees 20 minutes 11 seconds to the left and run Northerly along the said East boundary line a distance of 1109.36 feet to a concrete found in place at the Northeast corner of said SE 1/4 of NW 1/4; thence turn an angle of 89 degrees 50 minutes 29 seconds to the left and run Westerly a distance of 1321.48 feet to the Southeast corner of the NW 1/4 of NW 1/4 of said Section 31; thence turn an angle of 89 degrees 48 minutes 19 seconds to the right and run Northerly along the East boundary line of said NW 1/4 of NW 1/4 a distance of 1318.22 feet to the Northeast corner of said NW 1/4 of NW 1/4; thence turn an angle of 89 degrees 51 minutes 19 seconds to the left and run Westerly along the North boundary line of said NW 1/4 of NW 1/4 a distance of 1322.29 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4, Section 36, Township 20 South, Range 1 East, and the NW 1/4 of NW 1/4, SW 1/4 of NW 1/4, and SE 1/4 of NW 1/4, Section 31, Township 20 South, Range 2 East.

LESS AND EXCEPT all that part of the NW 1/4 of the NW 1/4, Section 31, Township 20 South, Range 2 East, lying Southwest of property conveyed to Southern Electric Generating Company, as recorded in Real Record 278, Page 319, in Probate Office.

ALSO, LESS AND EXCEPT the North 207.78 feet of the S 1/2 of the NW 1/4, Section 31, Township 20 South, Range 2 East, lying Southwest of property conveyed to Southern Electric Generating Company, as recorded in Real Record 278, Page 319, in Probate Office.

LESS AND EXCEPT any part conveyed to Southern Electric Generating Company, as recorded in Real Record 278, Page 319, in Probate Office.

LESS AND EXCEPT property conveyed in Inst. No. 1998-9894 recorded in Probate Office of Shelby County, Alabama.

LESS AND EXCEPT any portion of caption lands lying Northeast of Southern Generating Co. Railroad.

Also, a part of the SE 1/4 of the NE 1/4, Section 36, Township 20 South, Range 1 East, being more particularly described as follows:

Commence at the SE corner of said 1/4-1/4 Section and run thence North along the East line of said Section a distance of 297.96 feet to a point; thence turn an angle of 99 degrees 59 minutes 20 seconds to the left and run 316.84 feet to a point on the East right of way line of Highway #61; thence turn an angle of 97 degrees 14 minutes 41 seconds to the left and run along the East right of way of said Highway #61 to its intersection with the South line of the SE 1/4 of the NE 1/4 of said Section 36; thence run East along the South line of said 1/4-1/4 Section to the point of beginning.

Shelby County, AL 07/20/2005 State of Alabama

Deed Tax: \$40.00