

This form furnished by:

20060109000014460 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
01/09/2006 04:08:01PM FILED/CERT

This instrument was prepared by:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

Send Tax Notice to:

(Name) Lillie Paramore  
(Address) \_\_\_\_\_

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, Gregory E. Joiner; Gregory E. Joiner as custodian of Randy Ray Joiner and Meghann Joiner, under the Alabama Uniform Transfers to Minors' Act; Meghann Joiner, individually; Rebecca J.\*\* (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Lillie Bell Paramore Revocable Trust

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF, AS IF WRITTEN HEREIN.

*All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.*

\*\*Turner, and Martha B. Ferguson to relinquish her life estate.

This is not the homestead of any of the grantors listed above.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this \_\_\_\_\_ day of December 2005, 19xx.

Gregory E. Joiner (Seal)  
Gregory E. Joiner  
Gregory E. Joiner (Seal)  
Gregory E. Joiner as custodian of  
Randy Ray Joiner and Meghann Joiner,  
under the Alabama Uniform Transfers  
to Minors' Act.

Rebecca J. Turner (Seal)  
Rebecca J. Turner  
Meghann Joiner (Seal)  
Meghann Joiner  
Martha B. Ferguson (Seal)  
Martha B. Ferguson

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Gregory E. Joiner, Meghann Joiner, Rebecca J. Turner/, whose name(s) 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 6th day of January 2005 19xx.

My Commission Expires:

(SEE OVER FOR ACKNOWLEDGMENT)

Notary Public

20060109000014460 2/3 \$20.00  
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STATE OF ALABAMA  
SHELBY COUNTY

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

Gregory E. Joiner, whose name as custodian of Randy Ray Joiner  
and Mebhann Joiner, under the Alabama Uniform Transfer to Minors Act


if signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the centers of the conveyance, he as such custodian and with full authority, executed the same voluntarily for and as the act of said Minors.

Given under my hand and official seal, this the 14th day of <sup>January 2004</sup>~~December~~, 2005.

Dawn Pasco  
Notary Public

My Commission expires 3/26/06

EXHIBIT "A"

  
20060109000014460 3/3 \$20.00  
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PARCEL 1:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:

Commence at a 4" x 4" concrete monument accepted as the Southwest corner of the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 deg. 51 min. 05 sec. East along the South boundary of said 1/4-1/4 section for a distance of 96.16 feet to the point of beginning. From this beginning point run North 11 degrees 42 minutes 35 seconds East a distance of 150.03 feet to a point; thence continue in the same direction North 11 degrees 42 minutes 35 seconds East a distance of 309.25 feet to a point; thence North 84 degrees 23 minutes 07 seconds West, a distance of 45.87 feet to a point; thence run North 14 degrees 01 minutes 36 seconds East a distance of 209.88 feet to a point; thence run South 89 degrees 06 minutes 48 seconds East a distance of 367.47 feet to a point; thence run South 00 degrees 08 minutes 55 seconds East, a distance of 650.94 feet to a point; thence run South 89 degrees 51 minutes 05 seconds West a distance of 467.55 feet, more or less, to the point of beginning.

Subject to a 60 foot easement along the South line of subject property for the purpose of ingress, egress and utilities which is reserved by the grantors, their heirs, successors and assigns.

PARCEL II:

Together with a non-exclusive easement for ingress and egress and utilities, more particularly described as follows:

A 60 foot ingress, egress and utility easement is granted being 30 feet in equal width on each side of the following described line: Commence at a 4" x 4" concrete monument accepted as the SW corner of the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 deg. 45 min. 43 sec. West along the South boundary of the NW 1/4 of the SW 1/4 for a distance of 351.24 feet to a 4" x 4" creosote post being located on the Easterly right of way of Shelby County Road No. 47; thence proceed North 14 deg. 03 min. 25 sec. East along the Easterly right of way of said Shelby County Road No. 47 for a distance of 92.03 feet to the centerline of said 60 foot easement and the point of beginning. From this beginning point proceed South 80 deg. 34 min. 40 sec. East along the centerline of said easement for a distance of 58.15 feet; thence proceed North 85 deg. 31 min. 23 sec. East along the centerline of said easement for a distance of 126.32 feet; thence proceed South 82 deg. 02 min. 04 sec. East along the centerline of said easement for a distance of 157.16 feet; thence run South 77 degrees 34 minutes 23 seconds East to the West line of the above described parcel.