This instrument was prepared by: Michael T. Atchison, Attorney at Law, Inc. 101 West College Columbiana, AL 35051

Send Tax Notice To:

Walter L. Bryant, Jr.

100 Perkins Ranch In

Columbiana Ala 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby Cnty Judge of Probate, AL 02/22/2007 09:41:57AM FILED/CERT

SHELBY COUNTY

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Arthur Lee Perkins and wife Vicki Perkins (herein referred to as grantors) do grant, bargain, sell and convey unto Walter L. Bryant Jr. and Lisa L. Bryant (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

# SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

## ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

		(Seal)	d seals, this 18th day of January, 2007.  Athur Lu Juhnur  Arthur Lee Perkins	_ (Seal)
		(Seal)	Vicki Perkins	(Seal)
	·	(Seal)		_ (Seal)
				(Seal)
STATE OF ALABAMA				
SHELBY COUNTY			General Acknowledgment  y in said State, hereby certify that Arthur Lee Perkins at	~4:£~ 17:

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Arthur Lee Perkins and wife Vicki Perkins 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 January, 2007.

My commission expires: 10/16/2008

Michael T. Atchison Notary Public

## EXHIBIT A

# 20070222000080950 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 02/22/2007 09:41:57AM FILED/CERT

### TRACT I: (11.17 acres)

A parcel of land situated in the S ½ of the NE ¼ of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

#### PARCEL 1:

Commence at the NW corner of the SE ¼ of NW ¼ of said Section 36, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 53 minutes 40 seconds East, a distance of 2,540.97 feet; thence South 22 degrees 00 minutes 15 seconds East, a distance of 443.41 feet to the point of beginning; thence North 49 degrees 07 minutes 10 seconds East, a distance of 10.23 feet to the Coosa River (the following calls will be along the Coosa River until otherwise noted); thence South 41 degrees 28 minutes 44 seconds East, a distance of 7.40 feet; thence South 62 degrees 59 minutes 33 seconds East, a distance of 24.21 feet; thence South 85 degrees 43 minutes 26 seconds East, a distance of 19.04 feet; thence South 43 degrees 32 minutes 28 seconds East, a distance of 64.12 feet; thence South 36 degrees 40 minutes 58 seconds West and leaving said Coosa River, a distance of 451.11 feet; thence South 64 degrees 16 minutes 28 seconds East, a distance of 308.59 feet; thence South 86 degrees 41 minutes 29 seconds East, a distance of 129.14 feet to the Coosa River (the following calls will be along the Coosa River until otherwise notes); thence South 81 degrees 57 minutes 23 seconds West, a distance of 14.08 feet; thence South 63 degrees 52 minutes 51 seconds East a distance of 18.80 feet; thence N orth 81 degrees 14 minutes 26 seconds East, a distance of 8.84 feet; thence South 82 degrees 07 minutes 47 seconds East a distance of 27.26 feet; thence South 88 degrees 54 minutes 31 seconds East, a distance of 73.16 feet; thence South 42 degrees 18 minutes 47 seconds East, a distance of 65.00 feet; thence South 80 degrees 33 minutes 39 seconds West and leaving said Coosa River, a distance of 1,121.46 feet; thence South 09 degrees 26 minutes 21 seconds East a distance of 25.00 feet; thence South 80 degrees 33 minutes 39 seconds West a distance of 187.30 feet; thence North 05 degrees 48 minutes 25 seconds East a distance of 535.86 feet; thence North 74 degrees 02 minutes 50 seconds East, a distance of 575.65 feet; thence North 49 degrees 07 minutes 10 seconds East, a distance of 316.24 feet to the point of beginning.

Subject to a 30-foot easement for ingress, egress, and utilities, lying 15 feet either side of and parallel to the following described centerline:

Commence at the NW corner of the SE ¼ of the NW ¼ of said Section 36, Township 21 South, Range 1 East; thence South 89 degrees 53 minutes 40 seconds East a distance of 2,540.97 feet; thence South 22 degrees 00 minutes 15 seconds East, a distance of 443.41 feet; thence South 49 degrees 07 minutes 10 seconds East, a distance of 326.47 feet; thence South 74 degrees 02 minutes 50 seconds West, a distance of 575.65 feet; thence South 05 degrees 48 minutes 25 seconds West, a distance of 535.86 feet; thence North 80 degrees 33 minutes 39 seconds East a distance of 544.99 feet to the point of beginning of said centerline; thence North 06 degrees 23 minutes 24 seconds West, a distance of 58.46 feet; thence North 24 degrees 42 minutes 49 seconds East, a distance of 119.34 feet; thence North 35 degrees 24 minutes 43 seconds East, a distance of 204.16 feet; thence North 23 degrees 56 minutes 45 seconds East, a distance of 32.25 feet; thence North 36 degrees 40 minutes 58 seconds East, a distance of 150.00 feet to the point of ending of said centerline.

## LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

Commence at the NW corner of the SE ¼ of the NW ¼ of said Section 36, Township 21 South, Range 1 East; thence South 89 degrees 53 minutes 40 seconds East a distance of 2,540.97 feet; thence South 22 degrees 00 minutes 15 seconds East, a distance of 443.41 feet; thence South 49 degrees 07 minutes 10 seconds East, a distance of 326.47 feet; thence South 74 degrees 02 minutes 50 seconds West, a distance of 575.65 feet; thence South 05 degrees 48 minutes 25 seconds West, a distance of 535.86 feet; thence North 80 degrees 33 minutes 39 seconds East, a distance of 187.30 feet to a point; thence North 09 degrees 26 minutes 21 seconds West a distance of 25.00 feet to a point; thence North 80 degrees 33 minutes 39 seconds East a distance of 357.69 feet to the point of beginning of said exception; thence North 06 degrees 23 minutes 24 seconds West, a distance of 33.46 feet; thence North 24 degrees 42 minutes 49 seconds East, a distance of 119.34 feet; thence North 35 degrees 24 minutes 43 seconds East, a distance of 204.16 feet; thence North 23 degrees 56 minutes 45 seconds East, a distance of 32.25 feet; thence South 66 degrees 03 minutes 15 seconds a distance of 15.00 feet to a point; thence South 06 degrees 23 minutes 24 seconds East a distance of 290 feet, more or less, to a point on the South line of Parcel 1: thence South 80 degrees 33 minutes 39 seconds West a distance of 220 feet, more or less, to the point of beginning.