

This instrument was prepared by:  
Shelby County Abstract & Title Co., Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Frank Stitt III  
401 Dead Hollow Road  
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20070524000242540 1/2 \$274.00  
Shelby Cnty Judge of Probate, AL  
05/24/2007 10:55:53AM FILED/CERT

That in consideration of Two Hundred Sixty Thousand dollars and Zero cents (\$260,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Tonya Johnson as representative of the M. Otho Wade Family Trust (herein referred to as grantors) do grant, bargain, sell and convey unto Frank Stitt III (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.

Constitutes no part of the homestead of the grantor or grantors spouse.

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.

(\$0.00) the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2ND day of FEBRUARY, 2007.

\_\_\_\_\_(Seal) Tonya Johnson as representative of the M. Otho Wade Family Trust (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

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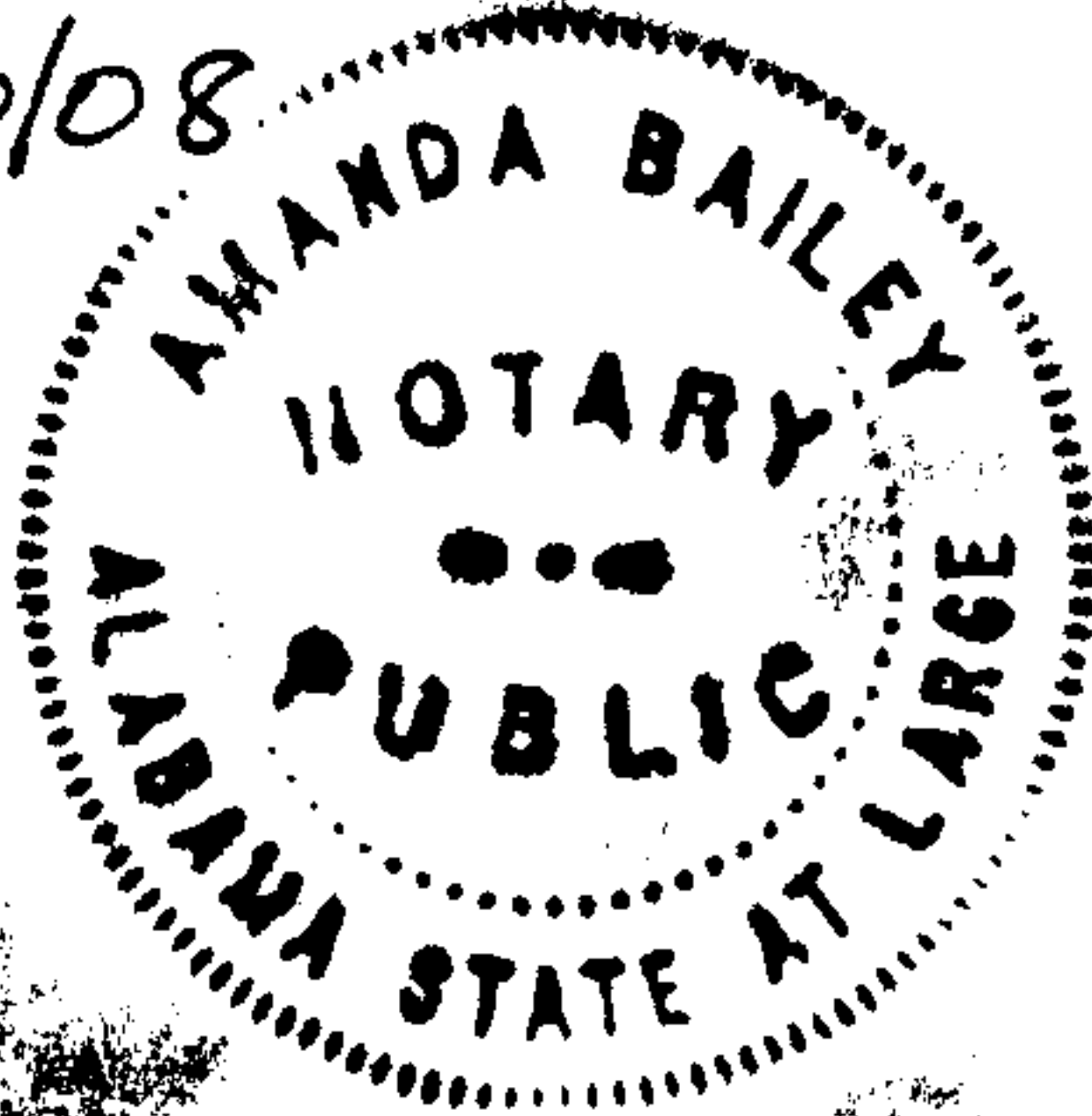
COUNTY OF SHELBY

Shelby County, AL 05/24/2007  
State of Alabama  
General Acknowledgment Deed Tax: \$260.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tonya Johnson as representative of the M. Otho Wade Family Trust 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2ND day of FEBRUARY, 2007.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/20/08





## EXHIBIT A

### PARCEL I:

The SE 1/4 of SW 1/4, and all that part of the NW 1/4 of SE 1/4 of Section 17, Township 20 South, Range 2 East, which lies South and Southwest of Narrow Road; LESS AND EXCEPT portion thereof condemned by Alabama Power Company for the raising of water level in Yellow Leaf Creek. LESS AND EXCEPT the following described property: All that part of the SE 1/4 of SW 1/4 lying West of Yellow Leaf Creek and Morgan Creek, Section 17, Township 20 South, Range 2 East, Shelby County, Alabama. LESS AND EXCEPT that part conveyed by deed recorded in Instrument #1994-10003, in Probate Office of Shelby County, Alabama. ALSO, all that part of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 20 South, Range 2 East, lying South and East of Morgan Creek.

LESS AND EXCEPT the following described property, to-wit:

For a point of beginning, commence at the Southwest corner of the NW 1/4 of SE 1/4 of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama, and proceed North 11 degrees 53 minutes 26 seconds West 433.63 feet; thence North 77 degrees 01 minutes 34 seconds East 744.85 feet to a point on the West boundary of Dead Hollow Road (paved); thence proceed along the short chords of said road the following courses: thence South 40 degrees 07 minutes 11 seconds East 69.43 feet; thence South 33 degrees 36 minutes 13 seconds East 111.03 feet; thence South 35 degrees 44 minutes 22 seconds East 129.50 feet; thence South 38 degrees 34 minutes 16 seconds East 111.60 feet; thence South 46 degrees 21 minutes 11 seconds East 89.30 feet; thence South 63 degrees 57 minutes 28 seconds East 97.86 feet; thence South 84 degrees 15 minutes 35 seconds East 105.67 feet; thence North 86 degrees 01 minutes 41 seconds East 131.22 feet; thence leaving said road proceed South 1 degrees 21 minutes 27 seconds West 189.55 feet to a point on the South boundary of the aforementioned NW 1/4 of SE 1/4; thence North 88 degrees 06 minutes 38 seconds West along the South boundary of said Quarter-Quarter Section for 1272.69 feet, back to the point of beginning.

The above described parcel of land is located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama.


Situated in Shelby County, Alabama.

### PARCEL II:

For a point of beginning, commence at the Southwest corner of the NW 1/4 of SE 1/4 of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama, and proceed North 11 degrees 53 minutes 26 seconds West 433.63 feet; thence North 77 degrees 01 minutes 34 seconds East 744.85 feet to a point on the West boundary of Dead Hollow Road (paved); thence proceed along the short chords of said road the following courses: thence South 40 degrees 07 minutes 11 seconds East 69.43 feet; thence South 33 degrees 36 minutes 13 seconds East 111.03 feet; thence South 35 degrees 44 minutes 22 seconds East 129.50 feet; thence South 38 degrees 34 minutes 16 seconds East 111.60 feet; thence South 46 degrees 21 minutes 11 seconds East 89.30 feet; thence South 63 degrees 57 minutes 28 seconds East 97.86 feet; thence South 84 degrees 15 minutes 35 seconds East 105.67 feet; thence North 86 degrees 01 minutes 41 seconds East 131.22 feet; thence leaving said road proceed South 1 degrees 21 minutes 27 seconds West 189.55 feet to a point on the South boundary of the aforementioned NW 1/4 of SE 1/4; thence North 88 degrees 06 minutes 38 seconds West along the South boundary of said Quarter-Quarter Section for 1272.69 feet, back to the point of beginning.

The above described parcel of land is located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 East, Shelby County, Alabama.

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