

THIS INSTRUMENT PREPARED BY: James J. Odom, Jr. P. O. Box 11244 Birmingham, AL 35202-1244

SEND TAX NOTICE TO: Kenneth L. and Laura F. Broome 104 Oak Street Trussville, AL 35173

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

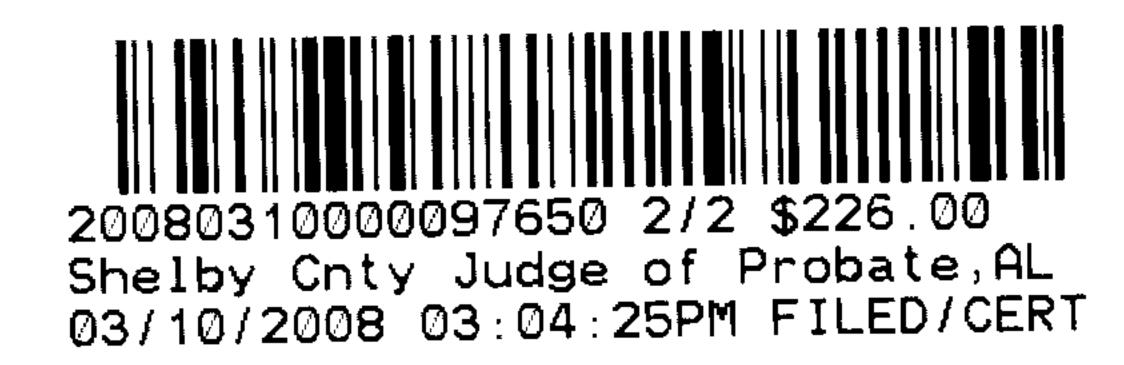
KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Two Hundred Twelve Thousand and No/100 Dollars (\$212,000.00) and other good and valuable consideration to the undersigned grantors, H. Lamarr Burgess and wife, Bonnie J. Burgess, in hand paid by Kenneth L. Broome and Laura F. Broome, the receipt whereof is hereby acknowledged, H. Lamarr Burgess and wife, Bonnie J. Burgess (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto Kenneth L. Broome and Laura F. Broome, as joint tenants with right of survivorship (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the Northwest ¼ of the Southeast ¼, Section 5, Township 22 South, Range 1 East, thence run East along the North line of said ¼-¼ Section a distance of 430.50 feet; thence turn an angle of 91 deg. 12 min. 50 sec. to the right and run a distance of 1628.50 feet; thence turn an angle of 119 deg. 31 min. 42 sec. to the right and run a distance of 1250.24 feet to the East right of way line of Shelby County Highway No. 61; thence turn an angle of 84 deg. 53 min. 31 sec. to the right and run along a right of way curve (whose Delta Angle is 3 deg. 49 min. 32 sec. to the left Radius is 2856.51 feet, Tangent is 95.39 feet, Length of Curve is 190.72 feet), to the point of tangent; thence continue along said Highway right of way a distance of 877.26 feet, to a point on the North line of the Northeast ¼ of the Southwest ¼ of said Section 5; thence turn an angle of 68 deg. 11 min. 29 sec. to the right and run along the North line of said 14-14 Section a distance of 275.94 feet to the point of beginning, situated in the Northwest ¼ of the Southeast ¼ and the Southwest 14 of the Southeast 14 and the Southeast 14 of the Southwest 14 and the Northeast ¼ of the Southwest ¼, Section 5, Township 22 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 107, at Page 196, and Deed 222, At Page 440, in the Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed 164, at Page 467, in the Probate Office.

TO HAVE AND TO HOLD to the 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 Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the premises; that the



premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

INWITNESS WHEREOF, the undersigned have executed this conveyance on this the $\frac{29}{4}$ day of February, 2008.

WITNESSES:

H. Lamarr Burgess

Bonnie J. Burgess

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Lamarr Burgess and wife, Bonnie J. Burgess, 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.

Notary Public

Given under my hand and seal this 27 day of February, 2008.

My Commission Expires: 07/14/2011

Shelby County, AL 03/10/2008 State of Alabama

State of Alabama

Deed Tax:\$212.00

T .