


THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243


20100322000082460 1/2 \$75.50
Shelby Cnty Judge of Probate, AL
03/22/2010 01:19:47 PM FILED/CERT

SEND TAX NOTICE TO:
Larry W. Parmley, Jr.
4875 Highway 69
Columbiana, AL 35051

WARRANTY DEED

Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Ricky Howard and Tracey Lewis Howard (being the same as Tracey L. Lewis), Husband and Wife

(herein referred to as GRANTORS, whether one or more) do, grant, bargain, sell and convey unto

Larry W. Parmley, Jr. and Kimberly Parmley

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Mineral and mining rights excepted. Subject to current taxes, easements and restrictions of record.

\$417,000.00 of the consideration was paid from a first mortgage loan closed simultaneously herewith.

\$72,500.00 of the consideration was paid from a second mortgage loan closed simultaneously herewith

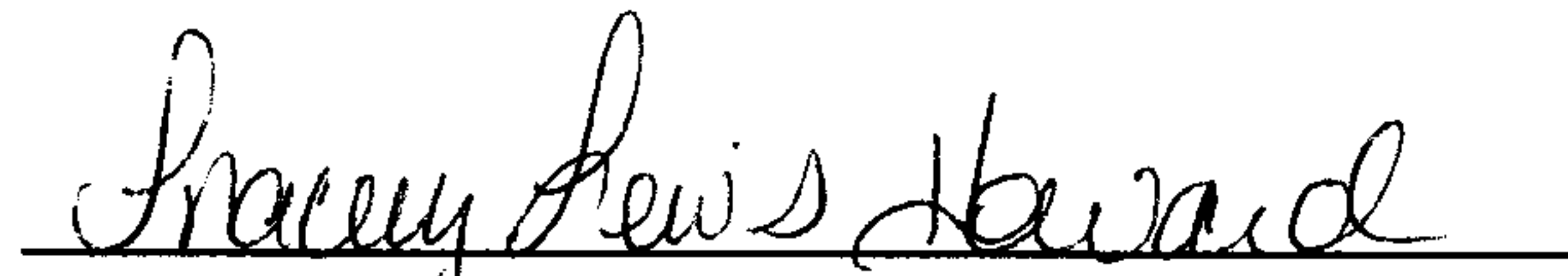
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have set our hands and seals, this the 12th day of March, 2010.



Ricky Howard



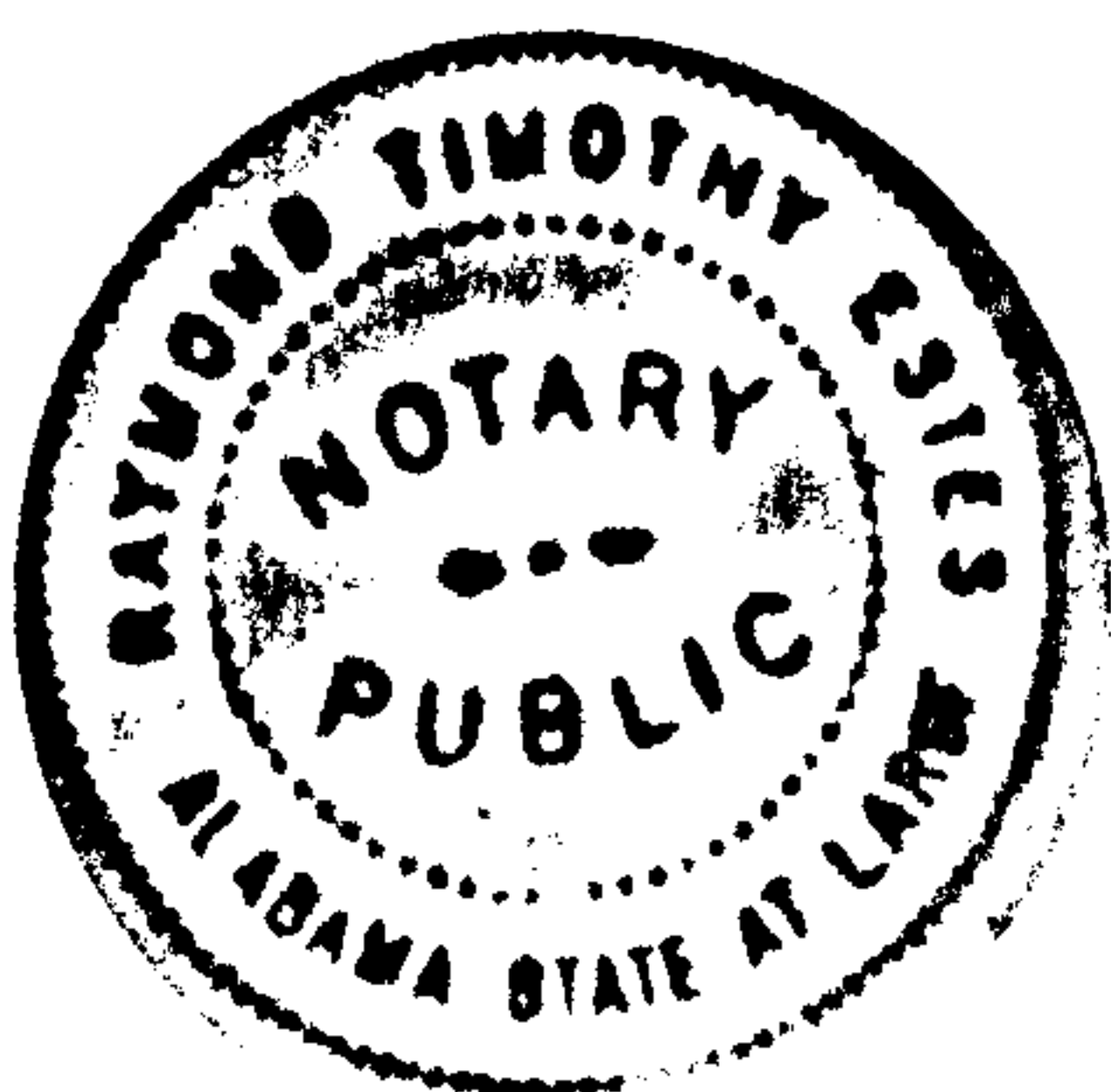
Tracey Lewis Howard


Shelby County, AL 03/22/2010

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

State of Alabama
Deed Tax : \$60.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky Howard and Tracey Lewis Howard 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 12th day of March, 2010.





R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 11, 2011

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel No. 1: Commence at a 1/2 inch rebar in place being the Northwest corner of the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00 deg. 55 min. 26 sec. East along the West boundary of the Southeast one fourth of the Southeast one fourth of Section 22 for a distance of 192.20 feet to a 1/2 inch rebar in place; thence continue North 00 deg. 55 min. 26 sec. East along the West boundary of said quarter-quarter section for a distance of 442.39 feet to a 1/2 inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right of way; thence proceed South 81 deg. 00 min. 43 sec. East along the Northerly boundary of said right of way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence continue South 81 deg. 00 min. 43 sec. East for a distance of 17.38 feet (set 1/2" rebar); thence proceed South 06 deg. 51 min. 36 sec. East for a distance of 159.73 feet; thence proceed South 34 deg. 50 min. 27 sec. East for a distance of 164.95 feet; thence proceed South 07 deg. 23 min. 00 sec. West for a distance of 176.73 feet; thence proceed South 07 deg. 08 min. 19 sec. East for a distance of 39.17 feet; thence proceed South 30 deg. 30 min. 45 sec. East for a distance of 97.20 feet; thence proceed South 20 deg. 25 min. 38 sec. East for a distance of 146.89 feet; thence proceed South 10 deg. 49 min. 50 sec. West for a distance of 70.93 feet; thence proceed South 08 deg. 30 min. 11 sec. East for a distance of 103.81 feet; thence proceed South 01 deg. 36 min. 25 sec. East for a distance of 58.0 feet to a point on the Northerly right of way of Shelby county Highway No. 69, thence proceed North 65 deg. 32 min. 08 sec. West along the Northerly right of way of said highway for a distance of 707.16 feet to a 1/2 inch rebar in place being located on the West boundary of the said Northeast one fourth of the Northeast one fourth of Section 27; thence proceed North 01 deg. 47 min. 56 sec. East along the West boundary of said quarter quarter section for a distance of 102.39 feet to the point of beginning.

The above described land is located in the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West and the Southeast one fourth of the Southeast One fourth of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama and contains 10.0 acres.

AND ALSO SUBJECT TO AND GRANTED a 30 foot ingress and egress and utility easement being 15 feet in equal width on each side of the following described line: Commence at a 1/2 inch rebar in place being the Northwest corner of the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00 deg. 55 min. 26 sec. East along the West boundary of the Southeast one fourth of the Southeast one fourth of Section 22 for a distance of 192.20 feet to a 1/2 inch rebar in place; thence continue North 00 deg. 55 min. 26 sec. East along the West boundary of said quarter-quarter section for a distance of 442.39 feet to a 1/2 inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right of way; thence proceed South 81 deg. 00 min. 43 sec. East along the Northerly boundary of said right of way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence proceed South 05 deg. 05 min. 58 sec. West along the centerline of said easement for a distance of 136.71 feet to the P.C. of a concave curve left having a delta angle of 38 deg. 42 min. 31 sec. and a radius of 85.41 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 14 deg. 15 min. 18 sec. East, 56.61 feet to the P.T. of said curve; thence proceed South 33 deg. 36 min. 33 sec. East along the centerline of said easement for a distance of 92.35 feet to the P.C. of a concave curve right having a delta angle of 42 deg. 50 min. 56 sec. and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 12 deg. 11 min. 05 sec. East 97.11 feet to the P.T. of said curve; thence proceed South 09 deg. 14 min. 23 sec. West along the centerline of said easement for a distance of 88.94 feet to the P.C. of a concave curve left having a delta angle of 33 deg. 37 min. 19 sec. and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 07 deg. 34 min. 16 sec. East 76.89 feet to the P.T. of said curve; thence proceed South 24 deg. 22 min. 56 sec. East along the centerline of said easement for a distance of 197.80 feet; thence proceed South 12 deg. 45 min. 23 sec. East along the centerline of said easement for a distance of 101.37 feet; thence proceed South 06 deg. 27 min. 54 sec. East along the centerline of said easement for a distance of 155.62 feet to a point on the Northerly right of way of Shelby County Highway No. 69 and the termination of said easement.



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