


VALUE - \$352,800.00

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY


20100826000274350 1/2 \$368.00
Shelby Cnty Judge of Probate, AL
08/26/2010 09:39:57 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$500.00 and other good and valuable consideration to the undersigned Grantor(s), **James C. Jack (a/k/a James Claude Jack, Jr.), a married person**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Martha Anne Mohring Jack and James Kevin Jack** (herein referred to as "Grantees") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 15-A, McCain Industrial Park, being more particularly described as follows:

Commence at the Northeast corner of Section 25, Township 20 South, Range 3 West, and run Westerly along the North line of said Section, 782.14 feet; thence turn left 84 degrees 35 minutes 57 seconds and run 69.26 feet; thence turn left 9 degrees 09 minutes 18 seconds and run 411.47 feet; thence turn right 0 degrees 17 minutes 46 seconds and run 594.24 feet; thence turn left 26 degrees 44 minutes 06 seconds and run 37.82 feet to the POINT OF BEGINNING; thence turn left 59 degrees 48 minutes 24 seconds and run 201.54 feet to a point on the Westerly right-of-way of McCain Parkway; thence turn right 90 degrees 19 minutes 12 seconds and run along said right-of-way 285.50 feet; thence turn right 73 degrees 18 minutes 07 seconds and run 154.41 feet; thence turn right 102 degrees 53 minutes 58 seconds and run 268.50 feet; thence turn left 26 degrees 42 minutes 53 seconds and run 70.61 feet to the Point of Beginning.

Shelby County, AL 08/26/2010

State of Alabama

Deed Tax : \$353.00

SUBJECT TO:

1. Ad valorem taxes for the current year and subsequent years.
2. Denial of access to and from subject property and project known as I-65.
3. Transmission line permit in favor of Alabama Power Company recorded in Book 126, page 303.
4. Right of way in favor of South Central Bell recorded in Real Volume 133, Page 43.
5. Rights, if any, in favor of Dowdy Outdoor Adv. Inc. in that certain lease recorded in Real Book 327, Page 623 and Real Book 373, Page 380.
6. Right of way in favor of City of Pelham recorded in Real Book 135, Page 777.
7. Oil, gas and mineral and mining rights and all rights incident thereto including release of damages are not insured.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF ANY GRANTOR OR GRANTOR'S SPOUSE.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A VALID TITLE SEARCH OR RECENT SURVEY.

Property conveyed is the same property conveyed in that certain Warranty Deed dated April 5, 1993 and recorded in Shelby County, Alabama at Instrument # 1993-09412.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 3rd day of August, 2010.

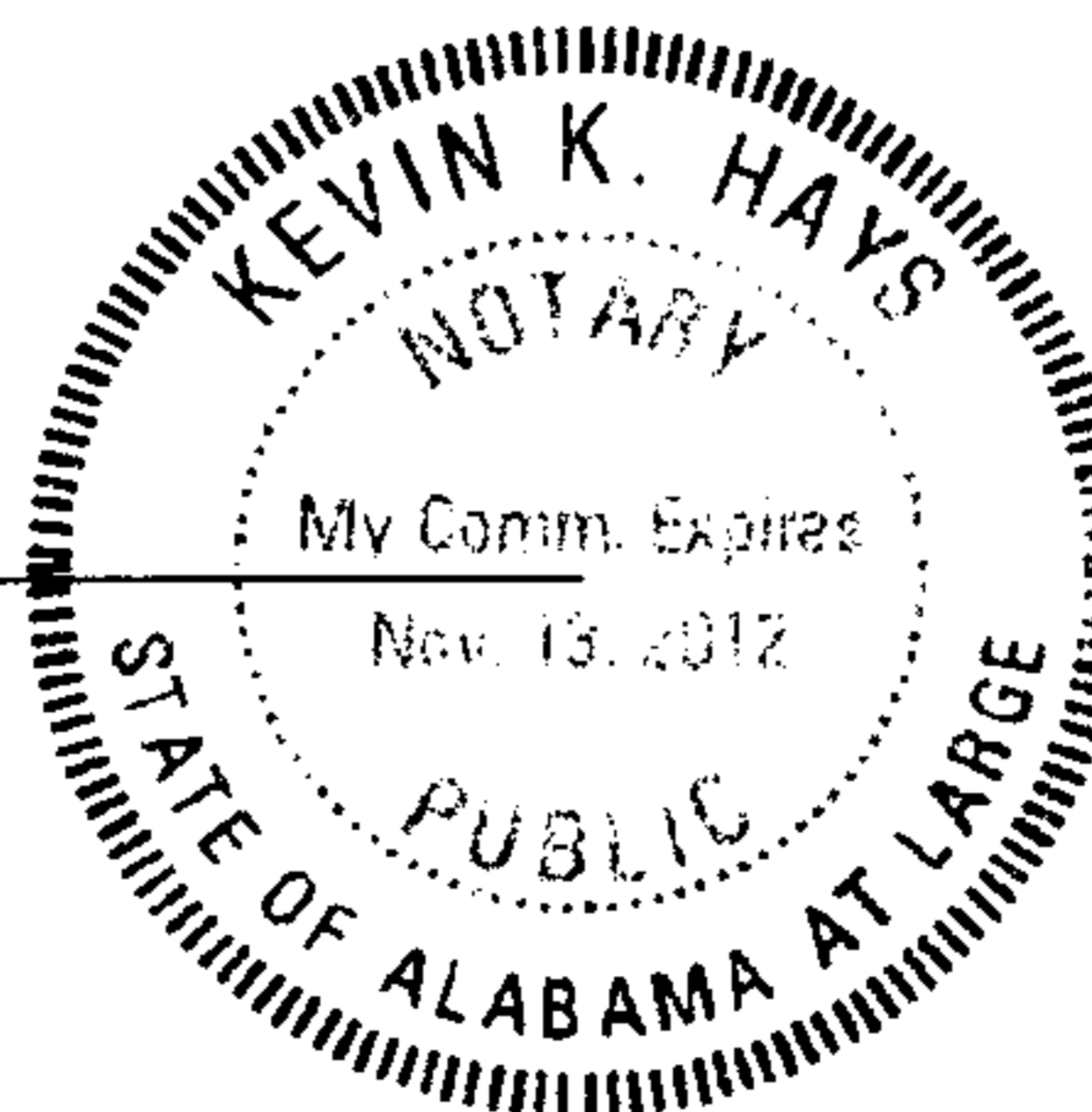
BY: *James C Jack by
Martha Anne Mohring Jack
H's Attorney in Fact*
James C. Jack (a/k/a James Claude Jack, Jr.)
by and through Martha Anne Mohring Jack
as his duly appointed Attorney in Fact
Grantor

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Martha Anne Mohring Jack, as Attorney in fact for James C. Jack a married person, 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 3rd day of August, 2010.

[Handwritten Signature]
Notary Public



This Instrument Prepared By;

Kevin Hays, Attorney at Law
300 Vestavia Parkway, Suite 3450
Birmingham, AL 35216
205-978-4650

Send Tax Notices To:

Martha Anne Mohring Jack
168 Deerwood Lake Drive
Harpersville, AL 35078