

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

432

MAIL TAX NOTICE TO:

Willie Fields, Jr.

Rd 2 Box 345
Maylene, AL 35114

CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) to the undersigned GRANTOR, CAHABA LAND & TIMBER COMPANY, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

WILLIE FIELDS, JR. and wife, JANE E. FIELDS,

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, Country Estates, as recorded in Map Book 8 page 16 in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: A part of Lot 5 of Country Estates, more particularly described as follows: Commence at the Southeast corner of Lot 5 of Country Estates; thence run West along the South line of said Lot 5 a distance of 433.59 feet; thence turn right 90 deg. 51 min. 38 sec. and run Northerly a distance of 200.03 feet to the North line of said Lot 5; thence turn right 89 deg. 08 min. 22 sec. and run East along the North line of said Lot 5 a distance of 53.48 feet; thence turn left 90 deg. 00 min. and run North a distance of 100.0 feet; thence turn right 90 deg. 00 min. and run East along the North line of said Lot 5 a distance of 416.79 feet to the westerly right of way line of Shelby County Highway No. 17, said right of way line being in a curve to the right running Southerly, having a radius of 1267.77 feet and interior angle of 3 deg. 09 min. 32 sec.; thence from the last described course turn right 94 deg. 44 min. 28 sec. to the tangent of said curve and run Southerly along said right of way an arc distance of 69.90 feet; thence continue Southerly along said west right of way line a distance of 232.75 feet to the point of beginning.

All being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 100 feet reserved from Shelby County Highway No. 17 as shown by plat.

Public utility easements as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 36 page 626 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 102 page 256; Deed Book 105 page 253; Deed Book 119 page 456; Deed Book 142 page 85 and Deed Book 105 page 252 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 153 page 492 in Probate Office of Shelby County, Alabama.

Lot may not be subdivided without the prior approval of the Shelby County Planning Commission and the Shelby County Health Department as shown by recorded plat.

Lot may not be subdivided into units less than 3 acres in size until such lots have access to a public sewer system or until such time as all applicable state and county subdivision requirements and regulations are met as shown by recorded plat.

TO HAVE AND TO HOLD to the said GRANTEEES 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 does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same

as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 7th day of May, 1985.

CAHABA LAND & TIMBER COMPANY, INC.

BY: William M. Harrington, Jr.
William M. Harrington, Jr.,
President



STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Harrington, Jr., whose name as President of CAHABA LAND & TIMBER COMPANY, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 7th day of May, 1985.

(NOTARIAL SEAL)

[Signature]
Notary Public

My Commission Expires: January 25, 1986

BOOK 026 PAGE 554

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAY -9 AM 8:44

Thomas A. Harrison, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>10.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>16.00</u>