

This Instrument was Prepared by:  
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Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,

ROBERT K. HARDWICK

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

ALFRED W. RAPE AND WIFE, NANCY RAPE

(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:

A parcel of land lying in the SE 1/4 of SE 1/4 of Section 19, Township 20 South, Range 2 East, and more particularly described as follows: Starting at the Southwest corner of the said SE 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East, run Northerly along the West boundary line of the said SE 1/4 of SE 1/4 a distance of 45.0 feet to an iron marker on the North right of way line of an easement for a road and utilities, the point of beginning; thence continue Northerly along the said West boundary line of the said SE 1/4 of SE 1/4 a distance of 326.6 feet to an iron marker; thence turn an angle of 90 deg. 00 min. to the right and run Easterly a distance of 851.2 feet to an iron marker on the West right of way line of Shelby County Highway #441 (Yellowleaf-Robinson Public Road); thence run Southwesterly along the said West right of way line of said Highway #441 a distance of 353.5 feet to an iron marker on the said North right of way line of said easement for a road and utilities; thence run Westerly along the said North line for said road and utilities, a distance of 715.9 feet to the point of beginning; being situated in the SE 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 197 page 383 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 256 page 894 in Probate Office of Shelby County, Alabama.

Lease in regard to minerals and mining rights as recorded in Deed Book 329 page 223 and assigned to Sequoyah Petroleum Corporation in Misc. Book 42 page 639 in Probate Office of Shelby County, Alabama.

Flood Rights to Alabama Power Company as shown by instrument recorded in Deed Book 241 page 842 in Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein.

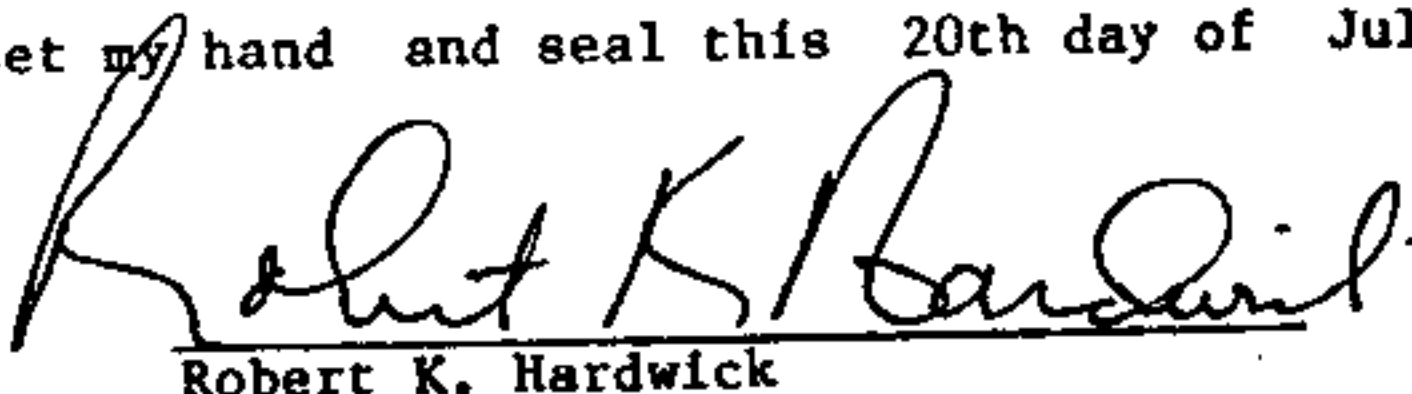
The Grantor owns other real property that does constitute homestead.

\$4,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of July, 1985.

  
Robert K. Hardwick

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT K. HARDWICK 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 1985.

(NOTARIAL SEAL)

James S. Hardy  
Notary Public

My Commission Expires: 1/25/86

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

1985 JUL 26 AM 10:51

Thomas H. Henderson, Jr.  
JUDGE OF THE STATE

# RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.50</u>

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