

This Instrument Prepared By:
James C. Pino, Esq.
P. O. Box 766
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Eight Thousand Five Hundred and No/100 Dollars (\$28,500.00), to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred D. McGuffie, Jr., Julia Ann Smith, Frances Sharon Crumley, Patricia Carolyn Wood, Mickey Diane Smith, Lynda Gale Page, Bonnie Sue Roy, Larry Donald McGuffie, Robert Wayne McGuffie, and Lisa Gaye Cornelius, Heirs at Law of Eva McGuffie, Deceased and Fred D. McGuffie, Deceased; and LaVerne S. McGuffie, widow of Fred D. McGuffie, Deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas A. Hedrick and wife, Rebecca Sue Hedrick (herein referred to as grantees) 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:

Begin at the S.W. corner of the SE 1/4 of the NW 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Easterly along the south line of said 1/4-1/4 Section a distance of 666.70 feet to a steel pin point; thence turn an angle of 91 deg. 17 min. left and run northerly a distance of 196.0 feet to a steel pin point; thence turn an angle of 88 deg. 43 min. left and run westerly a distance of 568.50 feet to a steel pin point, thence turn an angle of 29 deg. 13 min. right and run northwesterly a distance of 71.52 feet to a steel pin point on the east right-of-way line of Shelby County Highway No. 261; thence turn an angle of 80 deg. 19 min. left and run southwesterly along said right-of-way line a distance of 56.64 feet to a steel pin point on same said right-of-way line; thence turn an angle of 40 deg. 11 min. left and run southerly along the west line of the SE 1/4 of the NW 1/4 of said Section 11, a distance of 186.83 feet to the point of beginning.

SUBJECT TO: (1) Taxes for the year 1985, a lien, but not due and payable until October 1, 1985. (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 105, Page 23, in the Probate Office. (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

GRANTORS' ADDRESS: 3120 Helena Road, Helena, AL 35080
GRANTEES' ADDRESS: 3119 Helena Road, Helena, AL 35080

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 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 hereunto set our hand and seal this 4th day of September, 1985.

Fred D. McGuffie, Jr.
Fred D. McGuffie, Jr.

Julia Ann Smith
Julia Ann Smith

Frances Sharon Crumley
Frances Sharon Crumley

Patricia Carolyn Wood
Patricia Carolyn Wood

Mickey Diane Smith
Mickey Diane Smith

Lynda Gale Page
Lynda Gale Page

Bonnie Sue Roy
Bonnie Sue Roy

Larry Donald McGuffie
Larry Donald McGuffie

Robert Wayne McGuffie
Robert Wayne McGuffie

Lisa Gaye Cornelius
Lisa Gaye Cornelius

LaVerne S. McGuffie
LaVerne S. McGuffie

STATE OF ALABAMA:
COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred D. McGuffie, Jr., Julia Ann Smith, Frances Sharon Crumley, Patricia Carolyn Wood, Mickey Diane Smith, Lynda Gale Page, Bonnie Sue Roy, Larry Donald McGuffie, Robert Wayne McGuffie, and Lisa Gaye Cornelius, Heirs at Law of Eva McGuffie, Deceased and Fred D. McGuffie, Deceased; and LaVerne S. McGuffie, widow of Fred D. McGuffie, Deceased, whose names are signed to the foregoing conveyance, and 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 4th day of September, 1985.

Amy D. Tines
Notary Public

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STATE OF TENNESSEE:
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Gaye Cornelius, Heir at Law of Eva McGuffie, Deceased and Fred D. McGuffie, Deceased, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 1985.

General L. Bush
Notary Public

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1985 SEP -6 AM 8:35

| RECORDING FEES | |
|----------------|-----------------|
| Notary Fee | \$ |
| Deed Tax | <u>28.50</u> |
| Mineral Tax | |
| Recording Fee | <u>7.50</u> |
| Index Fee | <u>10.00</u> |
| TOTAL | \$ <u>46.00</u> |