

SEND TAX NOTICE TO: Chilton & Katy Childs

P. O. Box 786

Pelham, Al. 35124

THIS INSTRUMENT PREPARED BY:  
Richard C. Shuleva, Attorney at Law

P.O. Box 1401, Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Seven Thousand and No/100 (\$7,000.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Frank Abernathy, a divorced man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Chilton Childs, Sr. and wife, Katy L. Childs

(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:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 364.25 feet to a point; thence turn an angle of 90 deg. 10 min. 30 sec. right and run Westerly a distance of 4,279.82 feet to a steel pin set on the Westerly right of way line of Shelby County Highway 17 and the point of beginning of the property being described; thence continue along last described course a distance of 118.90 feet to a point; thence turn an angle of 73 deg. 00 min. 00 sec. right and run a distance of 214.47 feet to a point; thence turn an angle of 22 deg. 07 min. 00 sec. right and run a distance of 250.20 feet to a point thence turn an angle of 17 deg. 26 min. 32 sec. right and run a distance of 262.09 feet to a point; thence turn an angle of 8 deg. 33 min. 30 sec. right and run a distance of 229.70 feet to a point; thence turn an angle of 7 deg. 57 min. 55 sec. right and run a distance of 91.09 feet to a point; thence turn an angle of 51 deg. 04 min. 06 sec. right and run a distance of 79.24 feet to a steel pin corner set on the same said Westerly right of way line of Highway 17; thence turn an angle of 109 deg. 35 min. 14 sec. right and run Southwesterly along said right of way line a distance of 200.89 feet to the P. C. of a Highway curve to the left having a central angle of 18 deg. 24 min. 52 sec. and a radius of 2,165.00 feet; thence continue Southwesterly along the arc of said curve an arc distance of 695.81 feet to the P.T. of said curve; thence continue along same said right of way line a tangent distance of 93.27 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1986 JUL 10 PM 1:20

Judge of Probate

1. Deed Tax \$ 700  
2. Mtg. Tax  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 1050

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 day of July 8, 1986

WITNESS

Frank Abernathy

State of

ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Abernathy, a divorced man, 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 day of A. D., 19 86.