

1003 -  
This Instrument Was Prepared By:

✓ DANIEL M. SPITLER  
Attorney at Law  
108 Chandalar Drive  
Pelham, Alabama 35124

MAIL TAX NOTICE TO:  
Mr. Gary Meares  
Route 5, Box 444A  
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

JOHNNY PATTERSON, an unmarried man

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

GARY MEARES, an unmarried man and  
WILLIAM JOSEPH MEARES, a married man

(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:

PARCEL I  
Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West, thence run North along the East line of said 1/4 1/4 for 314.45 feet to the Southerly R/W of Shelby County Hwy. 12; thence 116 deg. 26 min. 37 sec. left run Southwesterly along said R/W for 621.18 feet to the South line of said 1/4 1/4; thence 149 deg. 39 min. 56 sec. left run Easterly for 557.47 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II  
Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence run North along the East line of said 1/4 1/4 for 403.94 feet to the Northerly R/W of Shelby County Hwy. 12; thence 116 deg. 26 min. 37 sec. left run Southeasterly along said R/W for 17.23 feet to a fence corner and the point of beginning; thence continue last described course for 806.79 feet to a judicial monument; thence 113 deg. 11 min. 21 sec. right run 456.96 feet to a judicial monument and fence corner; thence 21 deg. 05 min. 03 sec. right run 881.57 feet to a fence; thence 76 deg. 14 min. 57 sec. right run East along said fence 495.53 feet to the East line of said 1/4 1/4; thence 85 deg. 57 min. 01 sec. right run South along the East line of said 1/4 1/4 297.36 feet to a fence; thence 1 deg. 27 min. 47 sec. right run 603.78 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 69; Book 126 page 151 and Deed Book 213 page 405 in Probate Office of Shelby County, Alabama.  
Right of Way granted to Southern Natural Gas by instrument recorded in Deed Book 196 page 316 and Deed Book 141 page 35 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 210 page 710 in Probate Office of Shelby County, Alabama.  
Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 347 in Probate Office of Shelby County, Alabama.  
Easement to Southern Natural Gas on the East side of subject property as shown by survey of Thomas E. Simmons, dated May 26, 1987.  
Agreement between Plantation Pipeline as shown by instrument recorded in Deed Book 173 page 460 in Probate Office of Shelby County, Alabama.  
Subject to encroachment of fence on the East side of subject property as shown by survey of Thomas E. Simmons, dated May 26, 1987.  
Mineral and mining rights if not owned by Grantor.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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, unless otherwise stated above; 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of June, 1987.

 (SEAL)  
Johnny Patterson

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny Patterson, an unmarried 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 3rd day of June, 1987.

(NOTARIAL SEAL)

  
Notary Public



STATE OF ALA. SHELBY CO.  
JUN 11 1987  
INSTRUMENT NO. 122

1987 JUN 11 PM 12:22

Thomas H. Patterson  
JUN 11 1987

1. Doc Tax	\$ 12.00
2. Mtg Tax	---
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	16.00