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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney *1104*
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Pete Anthony Antonio, Jr.
(Address) 441 20th Avenue South
Birmingham, Alabama 35205

WARRANTY DEED WITH SURVIVORSHIP

STATE OF ALABAMA
SHELBY

COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWO THOUSAND NINE HUNDRED AND NO/100 (\$2,900.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JOHN W. HINDS, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **PETE ANTHONY ANTONIO, Sr.,**
an married man & **PETE ANTHONY ANTONIO, JR., a married man**

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South line of said 1/4 1/4 a distance of 651.82 feet to a point; thence turn an angle of 90 deg. 50 min. 06 sec. to the left and run Northerly a distance of 620.57 feet to the point of beginning of the parcel being described; thence continue along last described course a distance of 158.63 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run Westerly a distance of 327.14 feet to a point on the centerline of a 30.0 feet wide access easement; thence turn an angle of 90 deg. 05 min. 38 sec. to the left and run Southerly a distance of 159.17 feet along the said centerline of said access easement to a point; thence turn an angle of 90 deg. 00 min. to the left and run Easterly a distance of 326.88 feet to the point of beginning; LESS AND EXCEPT the East 15.0 feet of the access easement. Being situated in Shelby County, Alabama.

SUBJECT TO:

Mineral and mining rights if not owned by Grantor.

Mineral Lease from Mary E. Anderson to Atlantic Richfield Company as set out by instrument recorded in Deed Book 340 page 973 in the Probate Office of Shelby County, Alabama.

Less and except any part of subject property lying within a road right of way, and the West 15 feet for access easement.

* 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 right of reversion,

The property described herein does not constitute the homestead of the Grantor herein. The Grantor herein owns other real property that does constitute homestead.

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TO HAVE AND TO HOLD, To the said GRANTEE, ~~his heirs and assigns forever~~ 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 for such survivor forever, together with every **

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

** contingent remainder and right of reversion.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of May, 19 88

STATE OF ALABAMA } SHELBY CO.
I CERTIFY THIS }
INSTRUMENT WAS FILED }
88 MAY 16 AM 9:10

John W. Hinds (Seal)
John W. Hinds
1. Doc. Fee 3.00 (Seal)
2. Mig. Fee _____
3. Recording Fee 2.50 (Seal)
4. Indexing Fee 1.00
TOTAL 6.50

STATE OF ALABAMA

Phillip Walker
County } Notary Public

I, the undersigned **PHILLIP WALKER**
in said State, hereby certify that **John W. Hinds, a married man**

a Notary Public in and for said County,

whose name(s) 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 8th day of May, 19 88

My Commission Expires: 6/25/89

Phillip Walker
Notary Public