

This Instrument Was Prepared By:

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

MAIL TAX NOTICE TO:

Mr. Roger D. Grubbs
Route 2, Box 205
Maylene, Alabama 35114

CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$217,250.00) to the undersigned GRANTOR, INDIANWOOD BUILDING CO., INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROGER D. GRUBBS and wife, DEBRA S. GRUBBS

(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:

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BOOK
A parcel of land situated part in the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 16, and go South 89 deg. 34 min. 35 sec. West along the South boundary of said 1/4 1/4 Section for 1590.83 feet to the point of beginning, being the center of Beaver Dam Creek; thence continue along previous course for 409.30 feet to a point on a curve to the right on the Easterly boundary of Shelby County Highway No. 17, said curve having a central angle of 17 deg. 15 min. and a radius of 1067.59 feet; thence Northerly along said curve for 321.42 feet to the point of tangent; thence North 19 deg. 39 min. East along said boundary 155.89 feet to the beginning of a curve to the left having a central angle of 12 deg. 56 min. and a radius of 1697.09 feet; thence Northerly along said curve for 379.02 feet to the point of tangent; thence North 06 deg. 43 min. along said boundary for 256.25 feet to the beginning of a curve to the right, having a central angle of 87 deg. 12 min. 45 sec. and a radius of 25.00 feet; thence Northerly along said curve for 38.05 feet to the South boundary of Big Oak Drive; thence South 86 deg. 04 min. 15 sec. East along said boundary for 102.09 feet to the center of Beaver Dam Creek; thence along said center line of creek as follows: go South 18 deg. 22 min. 39 sec. East for 66.93 feet; thence South 04 deg. 56 min. 24 sec. East for 353.10 feet; thence South 13 deg. 29 min. 45 sec. East for 51.42 feet; thence South 07 deg. 21 min. West for 82.76 feet; thence South 00 deg. 38 min. East for 476.97 feet to a point on the East bank of said creek; thence South 05 deg. 41 min. East for 71.71 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

Permits to Alabama Power Company as recorded in Deed Book 102, page 256; Deed Book 105, page 253; Deed Book 105, page 252; Deed Book 119, page 456; Deed Book 142, page 85, in the Probate Office of Shelby County, Alabama.

Right of Way to Shelby County as recorded in Deed Book 153 page 492 and in Deed Book 216 page 587 in the Probate Office of Shelby County, Alabama.

Right of Way to Cahaba Coal Mining Company as recorded in Deed Book 12 page 50 in the Probate Office of Shelby County, Alabama.

Restrictive covenants as recorded in Real Record 046, page 169 in the Probate Office of Shelby County, Alabama.

Easement to South Central Bell as recorded in Real Record 066, page 484 and Real Record 052 page 994 in the Probate Office of Shelby County, Alabama.

Reparian rights incident to Beaver Dam Creek.

Title to minerals and mining rights and privileges as excepted in Real Record 141 page 236 in the Probate Office of Shelby County, Alabama.

Right of Way to the City of Alabaster as recorded in Real Record 046, page 167 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as recorded in Real Record 064 page 970 in the Probate Office of Shelby County, Alabama.

Less and except any part lying within Beaver Dam Creek.

\$168,700.00 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 13th day of December, 1988.

INDIANWOOD BUILDING CO., INC.

By: Bill Kinnebrew, Jr.
Bill Kinnebrew, Jr., President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill Kinnebrew, Jr. whose name as President of Indianwood Building Co., Inc., a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 13th day of December, 1988.

(NOTARIAL SEAL)

[Signature]
Notary Public

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

88 DEC 15 AM 8:06

Thomas A. Shaw
JUDGE OF PROBATE

1. Docul Tax	\$ 49.00
2. Mfg Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	55.00