

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) John C. Healy
(Address) 1121 6th Ave. NW
Alabaster AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seventy Thousand and 00/100 ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sherwood J. Stamps, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto John C. Healy and wife, Myra W. Healy (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:

BOOK 218 PAGE 270

A tract of land situated in the SW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Begin at the SE corner of the SE 1/4 of the SW 1/4 of said section 14; thence run in a Northerly direction along the East line of said SE 1/4 of SW 1/4, and the NE 1/4 of SW 1/4, 2226.80 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 12; thence an angle left of 147 deg. 43 min. and run Southwesterly along said right of way line, 759.92 feet to the beginning of a curve to the right, said curve having a radius of 3859.72 feet and subtending a central angle of 10 deg. 19 min. thence continue Southwesterly along said right of way line, on arc of aforementioned curve, 694.98 feet to a point; thence an angle left of 76 deg. 08 min. 30 sec. as measured as a deflection angle from Chord of said curve; thence run in a Southeasterly direction 1324.01 feet to the point of beginning; being situated in Shelby County, Alabama.

The real estate herein conveyed is not the homestead of Grantor, neither is it contiguous thereto.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 170 page 248; Deed Book 101 page 81; Deed Book 121 page 350; Deed Book 136 page 302 and Deed Book 327 page 589 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 200 page 435 in Probate Office.

Mineral and mining rights excepted.

Mortgage from Grantees herein to Merchants and Planters Bank, executed on even date herewith in the sum of \$52,500.00.

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 for 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, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14th day of December, 19 88.

WITNESS

STATE OF ALABAMA }
SHELBY COUNTY } I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 DEC 16 AM 9:18 (Seal)

Sherwood J. Stamps (Seal)
Sherwood J. Stamps

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE } General Acknowledgment

- 1. Deed Tax \$ 17.50 (Seal)
- 2. Mtg Tax _____ (Seal)
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherwood J. Stamps 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 14th day of December A.D., 1988

9/89 My Commission Expires: _____ Notary Public [Signature]