

This Instrument Was Prepared By: 185  
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108 Chandalar Drive  
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MAIL TAX NOTICE TO:  
Mr. and Mrs. Roger Shack  
P.O. Box 3563  
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of SEVEN THOUSAND AND NO/100 DOLLARS (\$7,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

WILLIAM B. SURFACE and wife, JUNE C. SURFACE

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

ROGER SHACK and wife, JOYCE SHACK

(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:

Begin at the SW corner of the SW 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West, then go North 89 deg. 28 min. East along South boundary of 1/4 1/4 347.37 feet to the North boundary of Spring Creek Road; thence North 51 deg. 35 min. East along said North boundary 812.22 feet to point of beginning; thence continue along said North boundary for 125.99 feet; thence North 38 deg. 25 min. West for 216.00 feet; thence South 51 deg. 35 min. West for 125.99 feet; thence South 38 deg. 25 min. East 216.00 feet to the North boundary of Spring Creek Road and 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 138 page 196 in Probate Office.

Right of Way granted to Shelby County by instrument recorded in Deed Book 201 page 230 in Probate Office.

Mineral and mining rights if not owned by Grantor.

Rights, if any, acquired across subject property by Agreement to the Water Works Board of the City of Montevallo, dated May 15, 1972 as set out in Deed Book 274 page 666 in Probate Office.

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 2nd day of January, 1990.

BOOK 272 PAGE 859  
William B. Surface (SEAL)

June C. Surface (SEAL)


STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface, a married 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 2nd day of January, 1990.

(NOTARIAL SEAL)

  
Notary Public

STATE OF <sup>Alabama</sup> ~~KENTUCKY~~ )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that June B. Surface, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1989.

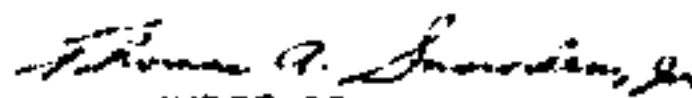
(NOTARIAL SEAL)

  
Notary Public

Commission Expires: 2/25/91

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

90 JAN -4 PM 12:30

  
JUDGE OF PROBATE

1. Deed Tax	\$ 7.00
2. Notary Fee	\$ 5.00
3. Indenture Fee	\$ 3.00
4. Stamp Fee	\$ 1.00
Total	\$ 16.00

BOOK 272 PAGE 860