

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Richard C. Shuleva, Attorney

(Address) P.O. Box 607

Pelham, AL 35124

Send Tax Notice to:

(Name) Walt & Mary Edwards

(Address) P.O. Box 213

Wilton, AL 35187

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and No/100 (\$5,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Henry Joe Edwards and wife, Darlene Edwards,

(herein referred to as grantors) do grant, bargain, sell and convey unto Walt M. Edwards and wife, Mary A. Edwards

(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, the following described real estate situated in Shelby

County, Alabama to-wit:

Commence at the Southwest corner of the East half of the Northwest quarter of the Northeast quarter of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Northerly along the West line of said 1/4-1/4 section a distance of 497.63 feet to the point of beginning of the property being described; thence continue along last described course a distance of 168.05 feet to a point; thence turn a deflection angle of 95 deg. 25 min. 19 sec. right and run Easterly a distance of 482.83 feet to a point; thence turn a deflection angle of 88 deg. 04 min. 58 deg. right and run Southerly a distance of 182.19 feet to a point; thence turn a deflection angle of 90 deg. 02 min. 41 sec. right and run Westerly a distance of 233.97 feet to a point; thence turn a deflection angle of 90 deg. 00 min. 00 sec. right and run Northerly a distance of 30.24 feet to a point; thence turn a deflection angle of 90 deg. 00 min. 00 sec. left and run Westerly a distance of 238.84 feet to the point of beginning, containing 1.91 acres and marked on each corner with a steel pin or pipe.

Subject to a 30' wide roadway easement along, contiguous and parallel with the westernmost line of this property. Subject further to existing easements, agreements, restrictions, rights-of-way, limitations, if any, of probated record or applicable law.

The legal description set out herein was furnished to preparer by the grantors herein without the benefit of title search.

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.

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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

WITNESS

NOTARY PUBLIC, SHELBY COUNTY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal)

91 DEC 18 PM 12:13

(Seal)

JUDGE OF PROBATE

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**General Acknowledgment**

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Henry Joe Edwards and wife, Darlene Edwards

whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December A.D., 1991

May Notary

My Commission Expires:

August 21, 1992

Notary Public

1. Deed Tax \$2.00  
2. Mtg. Tax \$  
3. Recording Fee \$2.50  
4. Indexing Fee \$3.00  
5. No Tax Fee \$  
6. Certified Fee \$1.00

Total \$11.50

Henry Joe Edwards (Seal)  
Darlene Edwards (Seal)