

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
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This instrument was prepared by:  
(Name) Courtney Mason & Associates, PC  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Franklin D. Dearien  
(Address) 981 Road 39  
Chelsea, Alabama 35043

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

**STATE OF ALABAMA**  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS, \$126,000.00**

That in consideration of ONE HUNDRED TWENTY SIX THOUSAND AND NO/100THS-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Don W. Shirley and wife, Lynette K. Shirley

(herein referred to as grantors) do grant, bargain, sell and convey unto Franklin D. Dearien and wife, Donna S. Dearien

(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:

A parcel of land being situated in the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West described as follows; Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and run North along the East line of said 1/4-1/4 section 820.00 feet; thence an angle to the left of 94 deg. 11 min. 55 sec. and run Westerly 231.00 feet to point of beginning; thence an angle to the right of 11 deg. 56 min. 33 sec. and run Westerly 628.23 feet to a point of intersection with the Easterly right of way line of Shelby County Highway No. 39; thence Northeasterly along said right of way line an arc length of 150.20 feet; thence an angle to the right of 66 deg. 24 min. 05 sec. to tangent and Easterly 556.5 feet; thence an angle to the right of 95 deg. 00 min 50 sec. and run South 316.00 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$86,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-20412

09/17/1992-20412  
02:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NJS 46.50

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, WE have hereunto set OUR hand(s) and seal(s), this 10th day of September, 19 92.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Don W. Shirley (Seal)  
Don W. Shirley  
Lynette K. Shirley (Seal)  
Lynette K. Shirley (Seal)

**STATE OF ALABAMA**  
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don W. Shirley and wife, Lynette K. Shirley whose name 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 10th day of September A.D., 19 92

3-5-95

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public

My Commission Expires: