

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED & NO/100---- (\$151,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Annie Eloise Barton and husband, Jesse Davis Barton, Jr. (herein referred to as grantors), do grant, bargain, sell and convey unto Robert E. Thomson and wife, Sally L. Thomson (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

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

\$75,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2727 STEVENS CREEK ROAD Birmingham, AL

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, we have hereunto set our hands and seals, this 15th day of December, 1993.

Annie Eloise Barton (SEAL)
Annie Eloise Barton

Jesse Davis Barton Jr. (SEAL)
Jesse Davis Barton, Jr.

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Annie Eloise Barton and husband, Jesse Davis Barton, Jr. whose names 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 15th day of December A.D., 1993

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

Notary Public

12/28/1993-41390
12:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 87.00

Inst # 1993-41390

EXHIBIT "A"

A parcel of land containing 5.05 acres in the S.W.1/4 of Section 28, Township 19 South, Range 2 West, Shelby Co., Ala., described as follows:
Commence at the Northwest corner of said Quarter Section,
Thence run South along the West Section line 1354.34 feet to the centerline of Alabama Highway #119,
Thence turn left 79 deg. 09 min. 30 sec. and run Southeast 58.64 feet to the intersection of the Southeast right-of-way of Highway #119 and the East right-of-way of Indian Trail,
Thence turn left 43 deg. 00 min. 33 sec. and run Northeast 242.40 feet along said Highway #119 right-of-way,
Thence turn right 92 deg. 49 min. 47 sec. and run Southeast 641.68 feet to the point of beginning:
Thence turn left 19 deg. 15 min. 04 sec. and run Southeast 501.36 feet,
Thence turn left 75 deg. 05 min. 39 sec. and run Northeast 105.14 feet to the center of Cahaba Valley Creek,
Thence turn left 42 deg. 39 min. 46 sec. and run Northeast 38.75 feet along said creek,
Thence turn right 33 deg. 16 min. 12 sec. and run Northeast 71.30 feet along said creek,
Thence turn right 18 deg. 00 min. 07 sec. and run Northeast 135.64 feet along said creek,
Thence turn left 37 deg. 50 min. 17 sec. and run Northeast 78.12 feet along said creek,
Thence turn left 15 deg. 09 min. 42 sec. and run Northeast 60.45 feet along said creek,
Thence turn left 96 deg. 12 min. 34 sec. and run Northwest 200.75 feet,
Thence turn right 24 deg. 35 min. 00 sec. and run Northwest 102.99 feet,
Thence turn right 39 deg. 05 min. 44 sec. and run Northwest 366.23 feet,
Thence turn left 125 deg. 30 min. 13 sec. and run Southwest 498.73 feet to the point of beginning.

*for
ADB*

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