

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
2567 Highway 45
Vandiver, AL 35176

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

500.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) and to other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dora K. Mullins, an unmarried woman, and Floria Ann Mullins, an unmarried woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto DORA K. MULLINS, FLORA ANN MULLINS and DONALD R. MULLINS (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:

Commence at the SW corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence East along the South line of said Section 14 a distance of 145.00 feet to a point; thence turn 62 deg. 13' 00" left and run northeasterly 548.00 feet to a point; thence turn 4 deg. 31' 00" right and run northeasterly 344.27 feet to the point of beginning of the property being described; thence turn 72 deg. 43' 00" left and run northwesterly a distance of 833.58 feet to a point on the southerly edge of Bear Creek; thence turn 85 deg. 12' 42" right and run along edge of said creek 223.84 feet to a point; thence turn 18 deg. 20' 09" left and continue along edge of said creek 125.86 feet to a point; thence turn 41 deg. 56' 46" right and continue along edge of said creek 54.86 feet to a point; thence turn 11 deg. 28' 14" right and continue along edge of said creek 159.56 feet to a point; thence turn 2 deg. 17' 20" left and continue along edge of said creek 108.38 feet to a point; thence turn 19 deg. 56' 47" right and continue along edge of said creek 185.62 feet to a point on the westerly margin of Shelby County Highway No. 45; thence turn 86 deg. 02' 35" right and run southerly along said margin of said Highway 80.13 feet to a point in the centerline of said Bear Creek; thence turn 103 deg. 09' 25" right and run along centerline of said creek 205.22 feet to a point; thence turn 85 deg. 31' 38" left and run southerly 225.45 feet to a point; thence turn 66 deg. 31' 42" left and run southeasterly 340.74 feet to a point on the same said westerly margin of same said Highway 45 in a curve to the right having a central angle of 16 deg. 00' 30" and a radius of 1,795.41 feet; thence run along the arc of said highway curve an arc distance of 501.63 feet to the point of beginning.

12/28/1993-41458
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

Inst # 1993-41458

SUBJECT TO:

1. Right of way granted to Shelby County as recorded in Deed Book 216, page 351, Probate Office of Shelby County, Alabama.
2. Easement to Plantation Pipeline as recorded in Deed Book 112, page 257, said 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 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 (we) have set my (our) hand(s) and seal(s) this 24 day of December, 1993.

Dora K. Mullins
Dora K. Mullins

Flora Ann Mullins
Flora Ann Mullins

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dora K. Mullins and Flora Ann Mullins, 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 24th day of December, 1993.

Charlotte M. Hammond
Notary Public

12/28/1993-41458
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.50
COMMISSION EXPIRES AUGUST 5, 1994

Inst # 1993-41458