

Important: Read Instructions on Back Before Filling out Form.

08/29/1994-26704
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
24.20
403 SNA

94135RB

Send Tax Notice To:

Thomas D. Kaurudar

2045 Highway 109

Wilsonville, Alabama 35166

PID# 16-4-17-0-000-014

Inst # 1994-20466

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

**STATE OF ALABAMA
Shelby COUNTY**

08/29/1994-26704
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
24.20

KNOW ALL MEN BY THESE PRESENTS, that and in consideration of

Sixty Thousand and 00/100'S * (\$60,000.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

E.B. Capps and Louise Capps, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Thomas D. Kaurudar and Tamara S. Kaurudar
(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:

See Exhibit "A" Attached Hereto for Legal Description

\$ 57000 of the above recited consideration was paid
from the proceeds of a mortgage loan of even date
executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1994 and
subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

Subject to Mineral and Mining rights of record and all
rights and privileges incident thereto.

Subject to the covenants in Easement from Lemuel Goode
and Clara Sue Goode dated June 15, 1994 and Recorded
as Instrument No. 1994-20465.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

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; it being the intention of the parties
to this conveyance, that, unless the joint tenancy hereby
created is severed or terminated during the joint lives of the
GRANTEES herein, in the event one GRANTEE herein survives the
other, the entire interest in fee simple in and to the property
described hereinabove shall pass to the surviving GRANTEE, and
if one does not survive the other, then the heirs and assigns of
the GRANTEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

Inst # 1994-20466

PAGE 1 of 2

06/28/1994-20466
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MC3 16.50

Inst # 1994-20466

FILE NO: 94135RB
LOAN NO: 6114
BINDER NO: 94-0944

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North along the West Quarter-Quarter Section line 618.00 feet; thence turn right 89 Degrees 20 Minutes 24 Seconds in an Easterly direction 30.00 feet to the Point of Beginning; thence continue in an easterly direction along the same line 342.00 feet; thence turn left 89 Degrees 20 Minutes 24 Seconds in a Northerly direction 675.00 feet to the Centerline of a public road; thence turn left 90 Degrees 39 Minutes 36 Seconds in a Westerly direction along said Centerline 342.00 feet; thence turn left 89 Degrees 20 Minutes 24 Seconds in a Southerly direction 675.00 feet to the Point of Beginning.

PARCEL II:

Begin at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence East along the South Quarter-Quarter Section line 372.00 Feet; thence turn left 89 Degrees 20 Minutes 24 Seconds in a Northerly direction 618.00 feet; thence turn left 90 Degrees 39 Minutes 36 Seconds in a Westerly direction 342.00 feet; thence turn right 90 Degrees 39 Minutes 36 Seconds in a Northerly direction 675.00 feet to intersection with the Centerline of a public road; thence turn left 90 Degrees 39 Minutes 36 Seconds in a Westerly direction along said Centerline 30.00 feet to intersection with the West Quarter-Quarter Section line; thence South along said West Quarter-Quarter Section line 1193.00 feet to the Point of Beginning.

Inst # 1994-20466

06/28/1994-20466
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCB 16.50

Inst # 1994-26704

08/29/1994-26704
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SHA 24.20