

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 NINETY THOUSAND & NO/100---- (\$90,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jim Brantley and Angela Brantley, single individuals (herein referred to as grantors), do grant, bargain, sell and convey unto Dewey A. Atkins and wife, Margaret Atkins (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:

A parcel of land in the middle one-third of the N.E. 1/4 of the N.E. 1/4 of Section Two, Township 22 South, Range Two West, Shelby County, Alabama; described as follows:

Commence at the Northeast corner of said Section Two, Thence run West along the North section line 672.96 feet to the point of beginning; Thence continue last course 209.08 feet, Thence turn left 92 deg. 10 min. 07 sec. and run South 1181.31 feet along the West line of the middle one third of said 1/4-1/4 section to a point on the North right-of-way of Shelby County, Highway #42, thence turn left 92 deg. 18 min. 19 sec. and run East 221.36 feet along said right-of-way, thence turn left 87 deg. 43 min. 35 sec. and run North 513.94 feet, thence turn right 90 deg. 00 min. 00 sec. and run East 3.00 feet, thence turn left 90 deg. 00 min. 00 sec. and run North 12.00 feet, thence turn left 90 deg. 00 min. 00 sec. and run West 3.00 feet, thence turn right 89 deg. 02 min. 04 sec. and run North 638.61 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$81,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1691 Highway 42, Calera, Alabama 35040

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 (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 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 7th day of October, 1994.

Jim Brantley

Angela Brantley

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Jim Brantley and Angela Brantley, single individuals, 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 of same bears date.

GIVEN UNDER MY HAND THIS 7TH DAY OF OCTOBER, 1994.

My Commission Expires:

3/5/95

Notary Public

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

Inst # 1994-31006

10/12/94 11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 17.50