

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Keith Pardue and wife,
(Name) Tawana Pardue
(Address) 88 Stephens Drive
Montevallo AL 35115

*****MINIMUM VALUE: \$1,000.00*****

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 and 00/100--(\$1.00) and other good and valuable consideration----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **LESTER STEPHENS, JR. and wife, CAROLYN L. STEPHENS** (herein referred to as grantors) do grant, bargain, sell and convey unto

KEITH PARDUE and wife, TAWANA PARDUE

(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 situated in the S.E. 1/4 of the N.E. 1/4 of Section 3, Township 22 South, Range 3 West, described as follows:

Commence at the N.W. Corner of the S.E. 1/4 of the N.E. 1/4 of Section 3 and go South 01 Degrees 59 Minutes 30 Seconds East along the West Boundary of said 1/4-1/4 Section for 674.62 feet; thence North 61 Degrees 33 Minutes 00 Seconds East for 216.51 feet to the Point of Beginning; thence continue North 61 Degrees 33 Minutes 00 Seconds East for 361.56 feet; thence South 34 Degrees 02 Minutes 26 Seconds East for 146.64 feet; thence South 50 Degrees 19 Minutes 50 Seconds West for 292.73 feet; thence South 76 Degrees 36 Minutes 05 Seconds West for 48.85 feet to the center of an existing chert drive; thence North 40 Degrees 46 Minutes 02 Seconds West for 194.69 feet to the Point of Beginning, containing 1.41 Acres more or less.

IN ORDER THAT THE PURCHASER, THEIR HEIRS AND ASSIGNS OF THE ABOVE DESCRIBED PROPERTY HAVE ACCESS FOR INGRESS AND EGRESS TO AND FROM A PUBLIC ROAD, A NON-EXCLUSIVE PERPTUAL EASEMENT IS DEDICATED FOR THAT PURPOSE DESCRIBED AS FOLLOWS:

Commence at the N.W. Corner of the S.E. 1/4 of the N.E. 1/4 of Section 3 and go South 01 Degrees 59 Minutes 30 Seconds East along the West Boundary of said 1/4-1/4 Section for 674.62 feet thence North 61 Degrees 33 Minutes 00 Seconds East for 216.51 feet; thence South 40 Degrees 46 Minutes 02 Seconds East for 194.69 feet to the Center of an existing chert drive and the Point of Beginning of the Easement here described: thence a drive 15.00 feet either side of and parallel to a line described as follows: go South 86 Degrees 24 Minutes 22 Seconds East for 229.82 feet to the beginning of a curve to the right, having a central angle of 122 Degrees 45 Minutes 28 Seconds and a radius of 30 feet; thence Southerly along said curve for 64.28 feet; thence South 36 Degrees 21 Minutes 06 Seconds West for 350.05 feet; thence South 18 Degrees 28 Minutes 17 Seconds East for 129.77 feet to the North Boundary of Shelby County Highway No. 22 and the end of said easement. (Per survey of James A. Riggins, 9/9/94).

~~GRANTORS AND GRANTEES HEREIN AGREE THAT THERE WILL NOT BE ANY ADDITIONAL OUT-BUILDINGS ADDED TO SAID PROPERTY EXCEPT FOR THE EXISTING STRUCTURE.~~ SUBJECT TO: Mineral and Mining Rights are Not Insured. Property Taxes for 1995 and subsequent years.

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.

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 _____ day of October, 19 94.

WITNESS

Walter Stephens (Seal)
Misty Jones (Seal)

Lester Stephens, Jr. (Seal)
Carolyn L. Stephens (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LESTER STEPHENS, JR. and wife, CAROLYN L. STEPHENS 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 12th day of October A.D., 19 94

Notary Public, Alabama State at Large
My Commission Expires Nov 6 1995

Betty McKeel
Notary Public

My Commission Expires:

Inst # 1994-31668

10/20/1994-31668
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50