

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:
(Name)

Phillip M. Edwards and
Tammy M. Edwards

(Address)

214 Cherokee St.
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and 00/100, (\$7,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Pauline Evans Allen, an unmarried woman, by and through Alfred W. Allen, her Attorney-in-Fact (herein referred to as grantors) do grant, bargain, sell and convey unto

Phillip M. Edwards and wife, Tammy M. Edwards

(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 in Fractional Section 27, Township 22 South, Range 3 West and the NW 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the northwest corner of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence easterly along the north line of said Section 27 a distance of 940.34 feet to a point; thence turn 105 deg. 53 min. 47 sec. to the right and run southwesterly a distance of 146.93 feet to the point of beginning of the property being described; thence continue along last described course 139.89 feet to a point; thence run 69 deg. 21 min. 42 sec. to the left and run southeasterly 599.43 feet to a point; thence turn 82 deg. 56 min. 31 sec. to the left and run northeasterly 250.00 feet to a point; thence turn 106 deg. 50 min. 38 sec. left and run northwesterly 689.49 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121, Page 254; Deed 112 page 63 and Deed 133 page 493 in Probate Office.

Right of way for road as set out in Final Record 17 page 269 in Probate Office.

Less and except any portion lying within dirt road as shown on the survey of Joseph Conn dated March 24, 1995.

ALFRED W. ALLEN IS THE ATTORNEY-IN-FACT FOR PAULINE EVANS ALLEN, THE GRANTOR HEREIN, AND HIS POWER OF ATTORNEY IS ATTACHED HERETO AS EXHIBIT "A" AND RECORDED IN CONJUNCTION WITH THIS DEED.

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, I Pauline Evans Allen have hereunto set my hand(s) and seal(s), this 15th day of May, 19 95

WITNESS

(Seal)

(Seal)

(Seal)

Pauline Evans Allen (Seal)

Pauline Evans Allen

By: Alfred W. Allen, Her (Seal)

Attorney-in-Fact

Alfred W. Allen (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,

hereby certify that _____

whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____, A.D., 19 _____

My Commission Expires:

Notary Public

05/02/1995-11422
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HCD 29.00

1995-11422

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ALFRED W. ALLEN, whose name as ATTORNEY-IN-FACT FOR PAULINE EVANS ALLEN, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of May, 1995.

D. C. Spear
Notary Public

My Commission Expires: 9/97

STATE OF ALABAMA)
COUNTY OF SHELBY)

DURABLE POWER OF ATTORNEY

I, PAULINE A. ALLEN, also known as PAULINE EVANS ALLEN (SSN: 420-24-4791), hereinafter designated as "Principal", of SHELBY County, Alabama, do hereby constitute and appoint, ALFRED W. ALLEN, of SHELBY County, Alabama hereinafter designated as "Attorney in Fact", as my true and lawful Attorney in Fact in and for the State of Alabama, and all other Counties and States, including foreign countries, wherein the need may arise, for the following purposes:

To sign his name as surety to, and to execute, seal and acknowledge any and all bonds, mortgages, instruments and other documents, including the execution of deeds or other documents for the purpose of transferring or conveying any right, title or interests which I may own in and to real estate located within Shelby County, Alabama, and to do and perform any and all other acts which may accrue to my interest, within the discretion of said Attorney in Fact.

This instrument shall be construed as a complete and Durable Power of Attorney, and shall vest in said Attorney in Fact full power and authority to do, conduct and perform all personal and business matters of whatever nature, which I have the power and authority to do, conduct and perform for myself, without any limitations whatsoever. The herein designated Attorney in Fact shall have the authority to act in the performance or undertaking of any of the above designated duties or tasks.

The above designated Principal hereby specifically confers upon said Attorney in Fact the authority to execute any and all notes, mortgages, waivers, disclosures, assignments, assumptions, or any and all other documents for which the need may arise on behalf of me, the Principal herein, and for my benefit, to any other party or entity which he, in his sole discretion, may deem advisable and appropriate. Furthermore, said Attorney in Fact shall have the power and authority to liquidate any of my assets, or any portion thereof, including, but not limited to, the execution of Deeds, contracts for sale of real estate, leases, or any other like document which may be executed for the purpose of sale, transfer or conveyance of any of said assets, including real estate.

This Durable Power of Attorney shall not be affected by the disability, incompetency or legal incapacity of the Principal; and all acts done by said Attorney in Fact pursuant to the powers granted herein during any period of disability, incompetency or incapacity of said Principal shall have the same effect and inure the benefit of, and bind me and my successors in interest as if I were competent, not disabled and not incapacitated.

If, following execution of this Durable Power of Attorney, a Court of my domicile appoints a guardian, curator or other fiduciary charged with the

management of the subject realty, or any portion thereof, said Attorney in Fact shall be accountable to the said fiduciary, as well as the Principal. Said fiduciary shall have the same power to revoke or amend the Power of Attorney that I, as Principal, would have had if I were not disabled, incompetent or incapacitated.

I hereby nominate the herein named Attorney in Fact to serve as my guardian, conservator or other fiduciary in the event that any Court of competent jurisdiction has occasion to make such appointment at some future date.

Furthermore, I specifically revoke any and all prior Powers of Attorney issued by me to any Attorney in Fact, and direct that any and all such prior Power of Attorney and/or Powers of Attorney are hereby cancelled, nullified and held void, or for naught.

Pauline A. Allen

Pauline A. Allen

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that PAULINE A. ALLEN, whose name is signed to the foregoing Durable Power of Attorney, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this document, said Principal executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of February, 1995.

RA Garutt

Notary Public

My Commission Expires: 7-9-98

Prepared By:

MITCHELL A. SPEARS

ATTORNEY AT LAW

P. O. BOX 119

MONTEVALLO, ALABAMA 35115

(205) 665-5076

Inst # 1995-11422

05/02/1995-11422
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 23.00