

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
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 SIXTY THOUSAND & NO/100---- (\$60,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles E. Hardin and wife, Dianne Hardin (herein referred to as grantors), do grant, bargain, sell and convey unto Ralph Jason Sylestine and Wanda Sylestine (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:

TRACT III: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 15 Township 19 South, Range 1 East, and run easterly along the south line of said 1/4 1/4 section a distance of 704.29 feet to the point of beginning of the tract of land herein described; thence continue along the last described course 252.98 feet to a point on the west right of way line of Westover Sterrett Highway; thence turn 86 deg. 16 min. 08 left and run northerly along said highway right of way a distance of 330.70 feet; thence turn 93 deg. 43 min. 52 sec. left and run westerly 275.26 feet; thence turn 90 deg. 07 min. 56 sec. left and run 330.00 feet to the point of beginning. Said tract of land being subject to a 20.0 foot wide easement for ingress and egress being 10.0 feet wide on both sides of a centerline described as follows: Commence at the SW corner corner of the SW 1/4 of the SW 1/4 Section 15, Township 19 South, Range 1 East and run easterly along the south line of said 1/4 1/4 section a distance of 704.29 feet; thence turn 90 deg. 17 min. 56 sec. left and run northerly 30.05 feet to the point of beginning of the easement centerline; thence turn 101 deg. 12 min. 25 sec. right and run easterly 36.77 feet; thence turn 11 deg. 45 min. 24 sec. left and run 86.46 feet; thence turn 16 deg. 12 min. 48 sec. left and run 77.10 feet; thence turn 18 deg. 15 min. 07 sec. right and run 59.69 feet to a point on the west right of way line of Westover Sterrett Highway and the end of said easement centerline.

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

GRANTEES' ADDRESS: 11067 Highway 55 Sterrett, Alabama 35147

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 am (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 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 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 13th day of February, 1996.

Inst # 1996-04937

02/15/1996-04937
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 71.00


Charles E. Hardin (SEAL)


Dianne Hardin (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Hardin and wife, Dianne Hardin 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 15th day of February A.D., 1996

Notary Public

COURTNEY H. HARRIS, JR.
MY COM. EXPIRES
3/15/99

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