

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Inst # 1998-15841

STATE OF ALABAMA

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIVE HUNDRED DOLLARS AND 00 CENTS (US\$500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jerry L. Hearn and wife, Mary L. Hearn, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Jerry L. Hearn and wife, Mary L. Hearn, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Note: The purpose of this deed is to vest title in Jerry L. Hearn and Mary L. Hearn jointly for life with remainder to survivor.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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 on this the 25 day of APRIL, 1998.

Jerry L. Hearn
Jerry L. Hearn

Mary L. Hearn
Mary L. Hearn

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jerry L. Hearn and wife, Mary L. Hearn, 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 the 25 day of APRIL, 1998.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
OCTOBER 6, 2001

03/01/1998-15841
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11:50

EXHIBIT "A"

A tract of land herein referred to as parcel "B" which is situated in the Northeast quarter of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 7, Block 2, of Cherokee Forest, First Sector, as recorded in Map Book 5 Page 17 in the Office of the Judge of Probate of Shelby County, Alabama; thence go an Easterly direction along the projection of the northerly line of said Lot 7, a distance of 250.00 feet (250 feet, deed); thence turn left 90 deg. 01 min. 25 sec. (90 deg., deed) and go in a Northerly direction a distance of 72.58 feet (73 feet, deed) to a found 1" crimped pipe; thence continue on the last described course of distance of 200.00 feet (200 feet, deed) to a set 1/2" rebar; thence turn right 90 deg. 04 min. 31 sec. (90 deg, deed) and go in an Easterly direction a distance of 216.65 feet to a set 1/2" rebar, said point being the Point of beginning of the tract herein described; thence continue on the last described course a distance of 217.77 feet to a found 1" crimped pipe; thence turn right 89 deg. 54 min. 229 sec. and go in a southerly direction a distance of 199.88 feet to a found crimped pipe; thence turn right 90 deg. 03 min. 44 sec. and go in a westerly direction a distance of 217.83 feet; thence turn right 89 deg. 57 min. 23 sec. and go in a Northerly direction a distance of 200.00 feet to the point of beginning of the said Parcel "B".

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights of way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter applicable, and taxes or assessments now or hereafter becoming due against said property.

January 27, 1998

Inst # 1998-15841

05/01/1998-15841
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 11.50