

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Timothy W. Scott and Lee L. Scott
2117 Aaron Road
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred forty thousand and no/100 (\$240,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **John Williams Harkins, Jr. and Myrrium S. Harkins, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Timothy W. Scott and Lee L. Scott** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$132,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

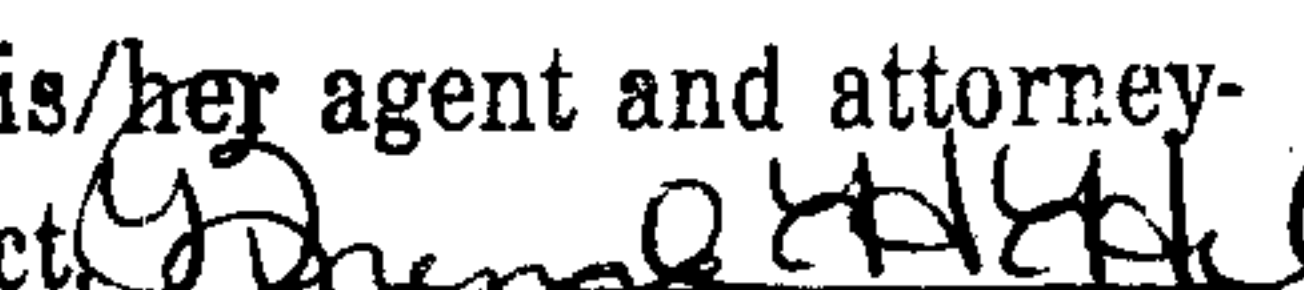
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of December, 2004.

Witness


John Williams Harkins, Jr.

Witness


Myrrium S. Harkins

by his/her agent and attorney-
in-fact, 

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **John Williams Harkins, Jr.**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2004.




Notary Public
My Commission Expires: 02-25-05

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Brenda H. Hill, whose name as Attorney in Fact for Myrrium S. Harkins, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2004.



Notary Public
My commission expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, described as follows: Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the East line of said 1/4-1/4 section 230.00 feet to the point of beginning of the property being described; thence continue Southerly along last described course a distance of 285.15 feet to a point; thence turn 90 deg. 00 min. 00 sec. right and run Westerly 136.35 feet to a point on the Easterly margin of Aaron Road in a curve to the left having a central angle of 35 deg. 22 min. 24 sec. and a radius of 482.50 feet; thence turn 74 deg. 27 min. 32 sec. right to chord and run North-Northwesterly along the arc of said road margin an arc distance of 297.89 feet to a point; thence turn 104 deg. 49 min. 25 sec. right from chord and run Easterly 214.92 feet to the point of beginning; being situated in Shelby County, Alabama.