

This instrument was prepared by:  
Lakeman & Peagler, LLC  
300 Office Park Drive, Suite 309  
Birmingham, AL 35223

Send Tax Notice To:  
Rickey & Lynn Curren  
75 Lily Lane  
Shelby, AL 35143

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA\* KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY\***

That in consideration of **Two Hundred Thirty Four Thousand Nine Hundred Dollars and 00/100-----(\$234,900.00)**, to the undersigned Grantor(s) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Harvey F. Segars, Jr. and wife, Julia H. Segars**, herein referred to as Grantor(s), does grant, bargain, sell and convey unto **Rickey Curren and Lynn M. Curren** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

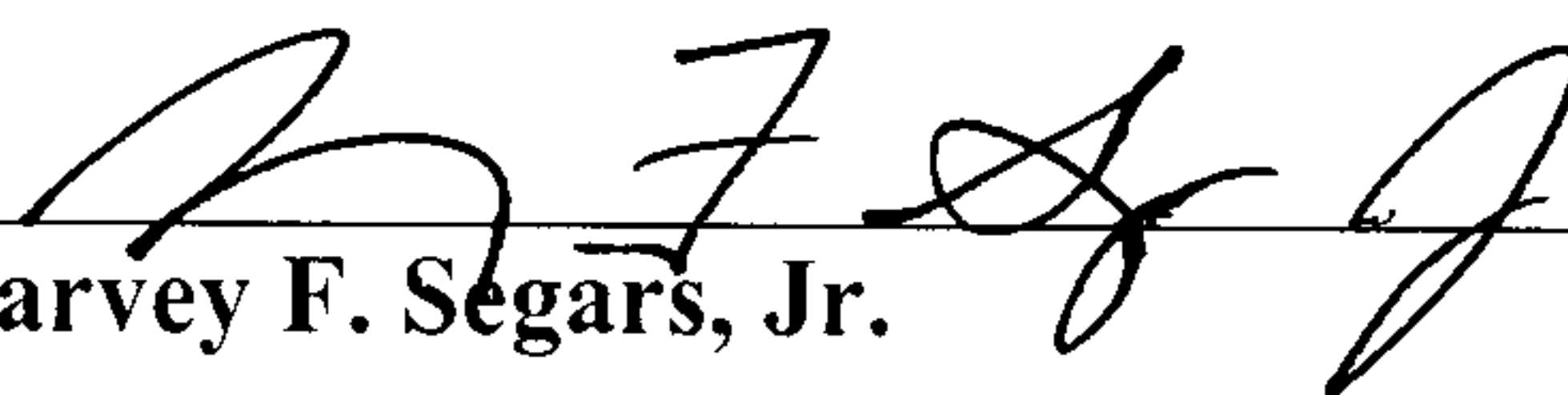
See Attached Exhibit "A" For Legal Description

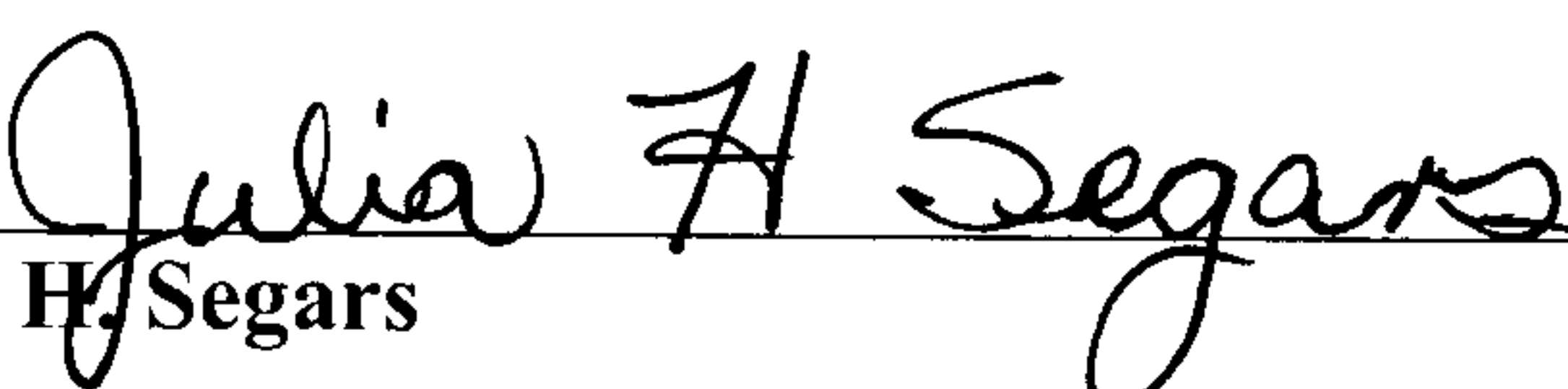
Subject to easements, restrictions, covenants and conditions of record, if any.

TO HAVE AND TO HOLD, Unto the said Grantees 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 hereby 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 grantees herein shall take as tenants in common.

And I/we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I/we have 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, or its successors 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 20<sup>th</sup> day of July, 2007

  
\_\_\_\_\_  
Harvey F. Segars, Jr.

  
\_\_\_\_\_  
Julia H. Segars



20070918000437650 2/3 \$252.00  
Shelby Cnty Judge of Probate, AL  
09/18/2007 12:57:33PM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY

\*  
\*

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harvey F. Segars, Jr. and wife, Julia H. Segars**, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of July, 2007.

My Commission Expires: 5/29/11

  
\_\_\_\_\_  
Notary Public  
(Zachary Peagler)

Shelby County, AL 09/18/2007  
State of Alabama

Deed Tax: \$235.00

EXHIBIT A

A parcel of land lying in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of the above  $\frac{1}{4}$  -  $\frac{1}{4}$ ; Thence run East along the South line of said Section 25 for a distance of 875.14 feet to a point, said point being the point of beginning of the following described parcel: Thence turn an angle right of  $49^{\circ}09'06''$  and run Southeasterly and along the top bank of Lay Lake and the mean sea level elevation of 397.0 to a point of: Thence turn an angle left of  $11^{\circ}54'36''$  and run Southeasterly along said bank and elevation for a distance of 31.17 feet to a point; Thence turn an angle left of  $28^{\circ}48'15''$  and run Southeasterly along said bank and elevation for a distance of 17.38 feet to a point; Thence turn an angle left of  $49^{\circ}08'16''$  and run Northeasterly along said bank and elevation for a distance of 44.49 feet to a point; Thence turn an angle left of  $17^{\circ}37'04''$  and run Northeasterly along said bank and elevation for a distance of 68.25 feet to a point; Thence turn an angle right of  $01^{\circ}32'54''$  and run Northeasterly to an Iron pin found, said point lying 3.00 feet East of said bank and elevation; Thence turn an angle left of  $123^{\circ}13'50''$  and run West for a distance of 272.54 feet to an Iron pin found; said point lying 3.00 feet West of said bank and elevation; Thence turn an angle left of  $123^{\circ}33'40''$  and run Southeasterly for a distance of 90.19 feet to a point, said point lying on the top bank and the mean sea elevation 397.0; Thence turn an angle right of  $02^{\circ}47'48''$  and run Southeasterly along said bank and elevation for a distance of 46.42 feet to a point; Thence turn an angle left of  $10^{\circ}05'02''$  and run Southeasterly for a distance of 6.96 feet along said bank and elevation to the point of beginning.



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