

value \$142,720⁰⁰

This instrument prepared by:
John Hollis Jackson, Jr.
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

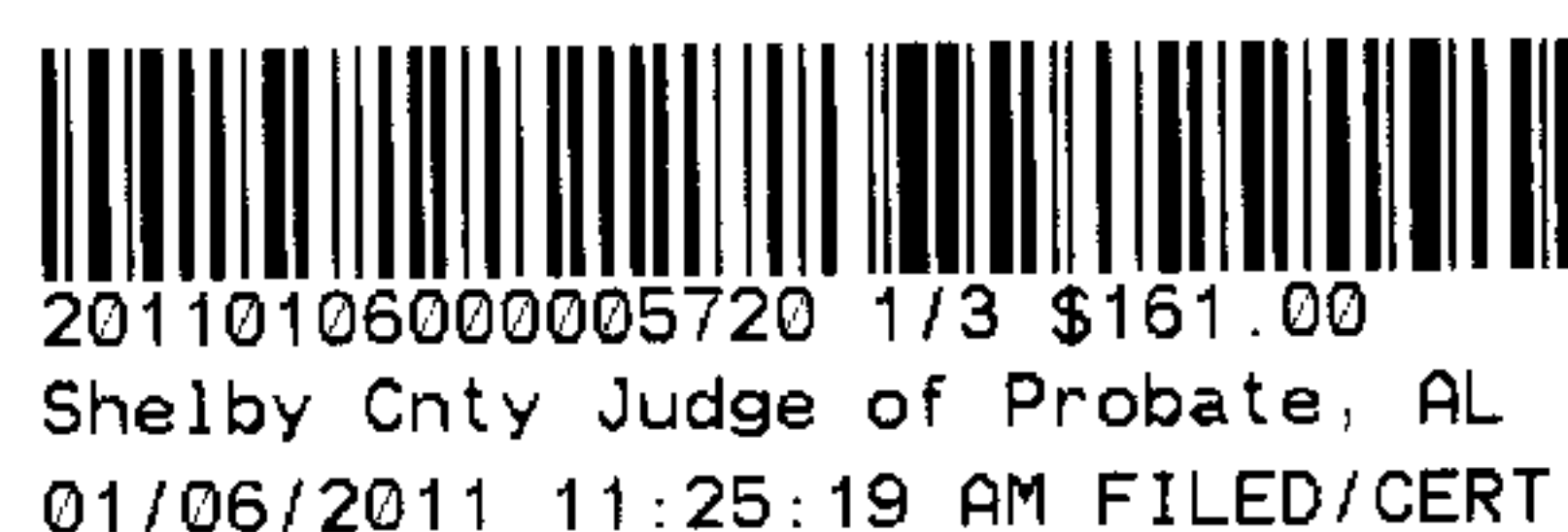
KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and no/100 (\$1.00) Dollar and other good and valuable consideration to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Nicki Walker Masterson and husband, Grady E. Masterson** (herein referred to as grantors), do grant, bargain, sell and convey unto **Nicki Walker Masterson and husband, Grady E. Masterson** (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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.


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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 the 27th day of December, 2010.


Nicki Walker Masterson

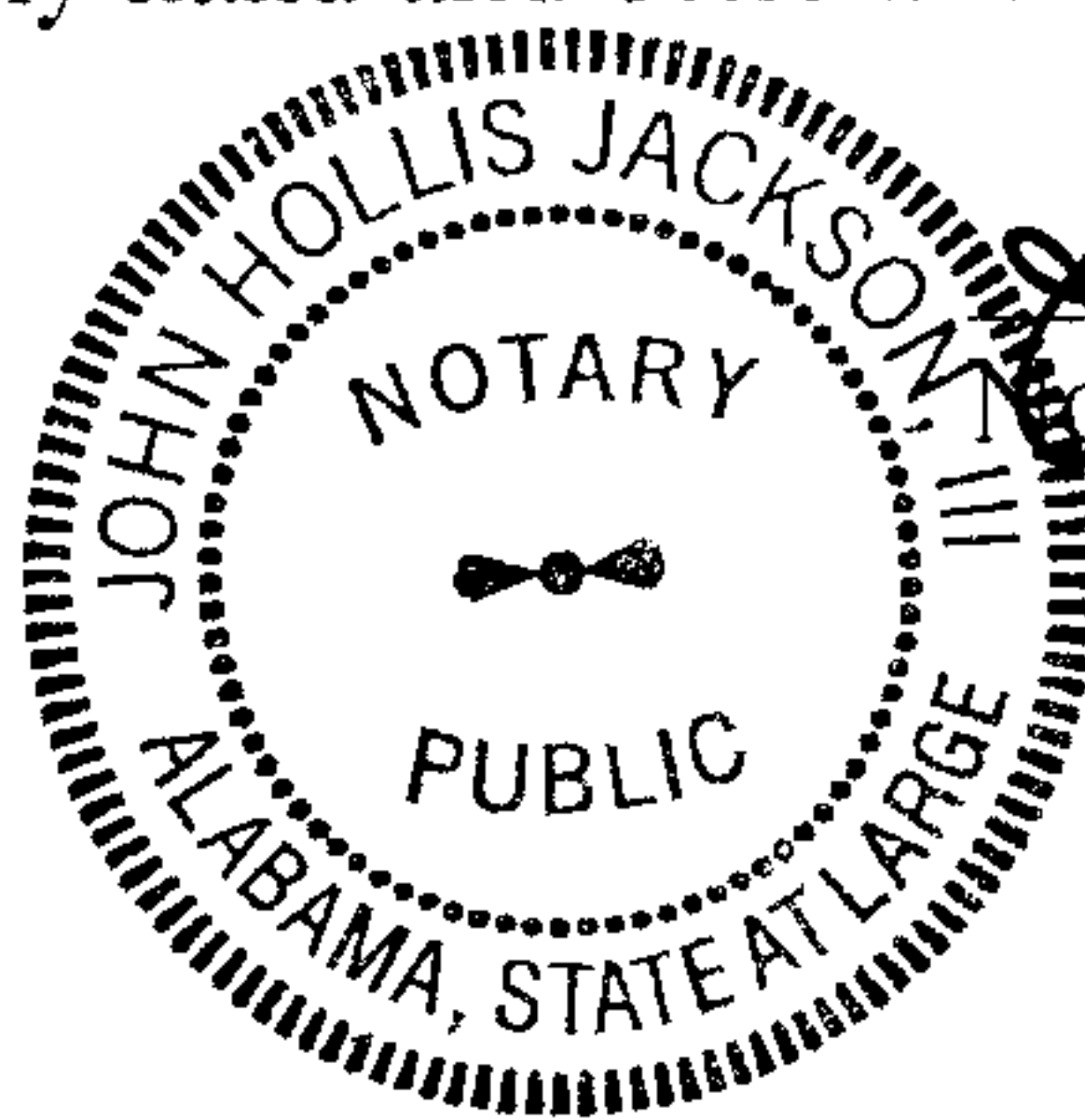

Grady E. Masterson

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nicki Walker Masterson and husband, Grady E. Masterson, 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 27th day of December, 2010.




Notary Public

Address of Grantees:
297 Canna Row
Montevallo, AL 35115



20110106000005720 2/3 \$161.00
Shelby Cnty Judge of Probate, AL
01/06/2011 11:25:19 AM FILED/CERT

EXHIBIT "A"

A parcel of land partly in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and part in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, all in Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

From the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ as beginning point, run South $89^{\circ}51'$ East 466.20 feet to McHenry's Creek; thence run along said creek North $38^{\circ}40'$ East 128 feet; thence continue along said creek North $06^{\circ}17'$ East 100.5 feet; thence continue along said creek North $03^{\circ}26'$ West 100.2 feet; thence continue along said creek North $18^{\circ}16'$ West 105.3 feet; thence continue along said creek North $20^{\circ}53'$ West 134.4 feet to a point where the center of a ditch intersects the West line of said creek; thence run North $89^{\circ}51'$ West 525 feet; thence run South $00^{\circ}09'$ West 315.5 feet; thence run North $89^{\circ}31'$ East 903.9 feet to a point on the East right-of-way line of County Road No. 17; thence run along said right-of-way line South $08^{\circ}09'$ West 20.2 feet; thence run $89^{\circ}31'$ East 904.1 feet; thence run South $00^{\circ}09'$ West 189.5 feet to a point on the South line of the southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; run thence along the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 58.8 feet and back to the beginning point; being situated in Shelby County, Alabama.

Also, a 2011 Clayton 32' x 76' manufactured home bearing Serial No. NO2021280TNAB and HUD Label No. TEN 745897 and TEN 745898.



20110106000005720 3/3 \$161.00
Shelby Cnty Judge of Probate, AL
01/06/2011 11:25:19 AM FILED/CERT