

This instrument was prepared by

(Name) Judy Allison, as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,
See Mtg 331-118

That in consideration of FIFTY THOUSAND AND NO/100 - - - - - (\$50,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hoyt E. Henderson and wife A. Lavada Henderson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harold Walter Skalka and wife, Barbara J. Skalka

(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 ATTACHED SHEET MARKED SCHEDULE A WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

19730522000028770 1/3 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1973 12:00:00 AM FILED/CERT

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously here with delivery of this deed.

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 the 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 noted 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 hand(s) and seal(s), this 21st day of May, 19 73.

WITNESS:
Betty Nolan (Seal)
Hoyt E. Henderson (Seal)
A. Lavada Henderson (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hoyt E. Henderson and wife, A. Lavada Henderson 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, A. D., 19 73.

Betty Nolan
Notary Public.
My Commission Expires 8-9-75

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SCHEDULE "A"



19730522000028770 2/3 \$.00
Shelby Cnty Judge of Probate, AL
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PARCEL A:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section a distance of 669.76 feet to a point; thence turn a deflection angle of $89^{\circ} 40'$ to the right and run in a Westerly direction a distance of 30.90 feet to the point of beginning; thence turn a deflection angle of $12^{\circ} 46'$ to the left and run in a Southwesterly direction a distance of 130.03 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $52^{\circ} 22'$ and a radius of 384.55 feet a distance of 351.47 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $14^{\circ} 16'$ and a radius of 441.47 feet a distance of 109.93 feet to a point of reverse curve (PRC); thence continue in a Southwesterly direction along the arc of a curve to the right having a central angle of $54^{\circ} 29'$ and a radius of 233.46 feet a distance of 222.00 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 161.98 feet to a point; thence turn an interior angle of $191^{\circ} 38'$ and run to the left in a Southwesterly direction a distance of 10.59 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence turn an interior angle of $143^{\circ} 27'$ and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 543.41 feet to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence turn an interior angle of $90^{\circ} 00'$ and run to the right in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 680.00 feet to a point; thence turn an interior angle of $90^{\circ} 00'$ and run to the right in an Easterly direction a distance of 1295.87 feet to the point of beginning; containing 13.64 acres. |

Together with an easement for ingress and egress dated May 21, 1973, from G. C. Stracner and wife, Mildred W. Stracner to Hoyt E. Henderson and wife, A. Lavada Henderson recorded in Book 280, Page 417, in the Office of the Judge of Probate of Shelby County, Alabama.

The undersigned grantors reserve for themselves, their heirs and assigns, a twenty foot access easement along the easterly boundary of the above parcel whose center line is more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section 24 a distance of 669.76 feet to a point; thence turn a deflection angle of $89^{\circ} 40'$ to the right and run in a Westerly direction a distance of 76.15 feet to the point of beginning; thence turn a deflection angle of $12^{\circ} 46'$ to the left and run in a Southwesterly direction a distance of 85.90 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $52^{\circ} 22'$ and a radius of 394.55 feet a distance of 360.61 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a Southwesterly direction along the arc of a curve to the left having a central angle of $14^{\circ} 16'$ and a radius of 451.47 feet a distance of 112.42 feet to a point of reverse curve (PRC); thence continue in a Southwesterly direction along the arc of a curve to the right having a central angle of $54^{\circ} 29'$ and a radius of 223.46 feet a distance of 212.49 feet to the P.T. of said curve; thence continue in a Southwesterly direction along the projection of the tangent to the last described curve a distance of 163.00 feet to a point; thence turn a deflection angle of $11^{\circ} 38'$ to the left and run in a Southwesterly direction a distance of 25.10 feet to the point of ending, said point being on the South line of the Northeast 1/4 of the Northeast 1/4 of Section 24, and lying 796.65 feet Westerly of the Southeast corner of said 1/4 1/4 Section; containing 0.49 acres.

The grantors further reserve an additional twenty foot access easement situated within and along the South boundary of the above described parcel being more particularly described as follows:

Begin at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 18 South, Range 1 East, and run in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 20.00 feet to a point; thence turn an interior angle of $90^{\circ} 00'$ and run to the right in an Easterly direction a distance of 536.81 feet to a point; thence turn an interior angle of $36^{\circ} 33'$ and run to the right in a Southwesterly direction a distance of 33.58 feet to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence turn an interior angle of $143^{\circ} 27'$ and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 509.83 feet to the point of beginning; containing 0.24 acres.

PARCEL B:

Commence at the Northeast corner of Section 24, Township 18 South, Range 1 East, and run in a Southerly direction along the East line of said Section 24 a distance of 659.76 feet to the point of beginning; thence continue in a Southerly direction along the East line of said Section 24 a distance of 680.00 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 24; thence turn an interior angle of $90^{\circ} 20'$ and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 779.86 feet to a point; thence turn an interior angle of $35^{\circ} 33'$ and run to the right in a Northeasterly direction a distance of 10.59 feet to a point; thence turn an interior angle of $168^{\circ} 22'$ and run to the right in a Northerly direction a distance of 161.98 feet to the P.C. of a curve; thence continue in an Easterly to Northeasterly direction along the arc of a curve to the left having a central angle of $54^{\circ} 29'$ and a radius of 233.46 feet a distance of 222.00 feet to the point of reverse curve (PRC); thence continue in a Northeasterly direction along the arc of a curve to the right having a central angle of $14^{\circ} 16'$ and a radius of 441.47 feet a distance of 109.93 feet to the P.T. of said curve; thence continue in a Northeasterly direction along the projection of the tangent to the last described curve a distance of 100.00 feet to the P.C. of a curve; thence continue in a North-easterly to Easterly direction along the arc of a curve to the right having a central angle of $52^{\circ} 22'$ and a radius of 384.55 feet a distance of 351.47 feet to the P.T. of said curve; thence continue in a Northeasterly direction along the projection of the tangent to the last described curve a distance of 130.03 feet to a point; thence turn an interior angle of $167^{\circ} 14'$ and run to the right in an Easterly direction a distance of 30.90 feet to the point of beginning; containing 7.04 acres.

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Shelby Cnty Judge of Probate, AL
05/22/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See 1179-331-118
1973 MAY 22 PM 2:16
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Sturges
JUDGE OF PROBATE