

This instrument was prepared by
(Name) Harrison, Conwill and Harrison
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

*See notary
Edmondson*

That in consideration of Thirty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Larry W. Edmondson and wife, Patricia B. Edmondson

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

John A. Habshey and Linda D. Habshey

(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:
Commence at the northeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, being an iron found in place with witness trees; thence proceed north 88 deg. 45 min. 30 sec. West (mb) for a distance of 375.0 feet to the point of beginning; thence continue along the same for a distance of 539.72 feet to a point; thence turn 89 deg. 00 min. to the left and run 637.0 feet to the point of intersection with the north R/O/W line of County Highway 26; thence run in an easterly direction along said right-of-way for a distance of 275 feet, more or less, (chord distance: 271.69 feet) to the southwest corner of Paul Phillips property; thence run in a northerly direction along the west line of said Phillips property for a distance of 275.40 feet to a point; thence turn 89 deg. 43 min. 36 sec. to the right and run along said Phillips north property line for a distance of 291.27 feet to a point; thence turn 86 deg. 10 min. 36 sec. to the left and run 407.13 feet to the point of beginning. Said parcel lying in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 17, Township 21 South, Range 2 West. Mineral and mining rights are excepted.
There is reserved an easement of 10 feet in width along the entire west line of the property being conveyed for the purpose of installing and maintaining water and gas lines and other utilities.

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19780328000037750 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/28/1978 12:00:00AM FILED/CERT

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 27th day of March, 19 78

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Larry W. Edmondson (Seal)
Patricia B. Edmondson (Seal)
_____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

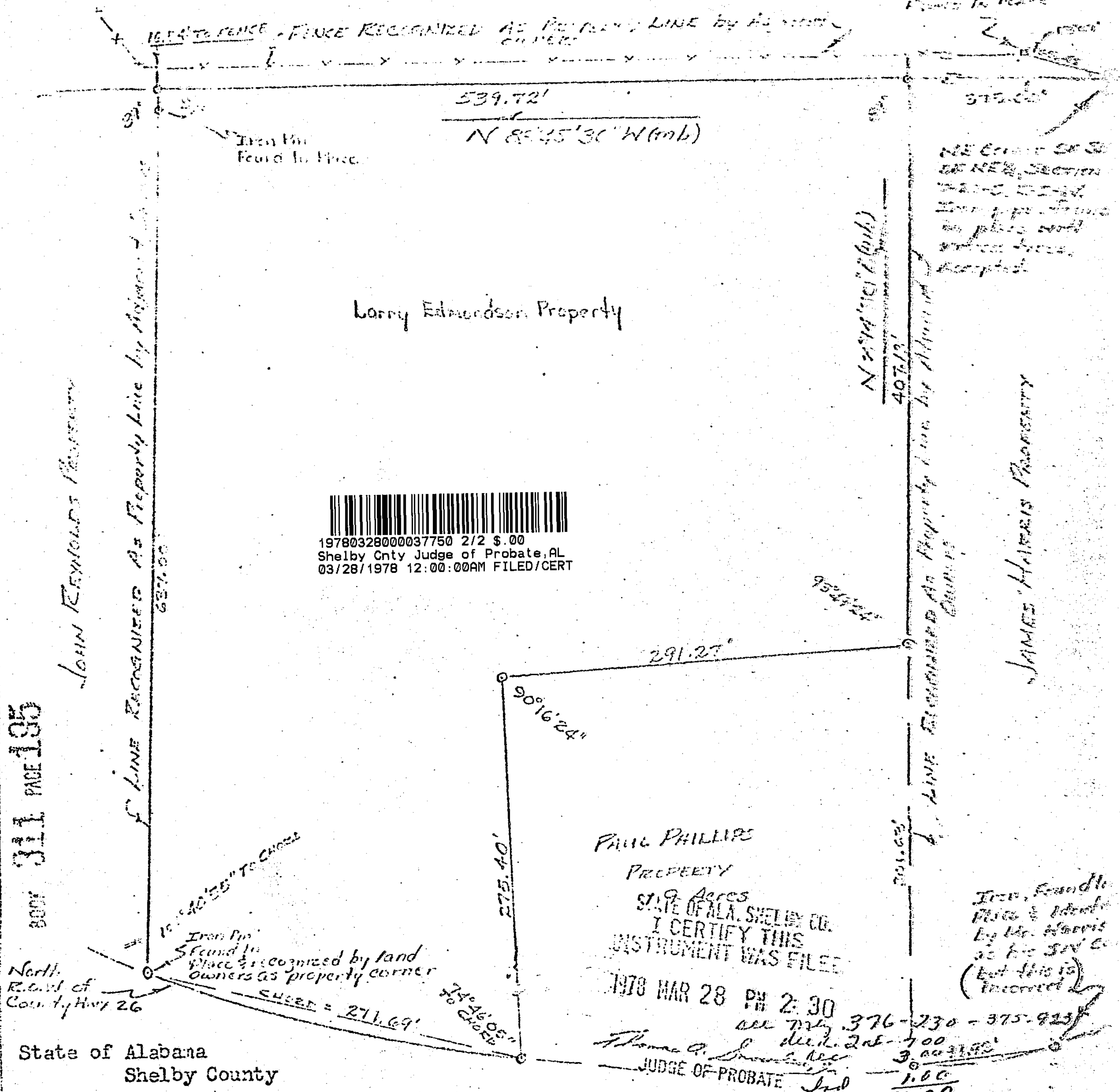
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry W. Edmondson and wife, Patricia B. Edmondson whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, A. D., 19 78

[Signature]
Notary Public.

Scale: 1"=100'

MR. GEORGE SEIER



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North
R. of
County Hwy 26

I, James L. Ray, Jr., a registered Professional Engineer & Land Surveyor in the State of Alabama do hereby certify that this is a true & correct plat of property located as shown and more particularly described as follows: Commence at the Northeast corner of SE 1/4 of NE 1/4 of Section 17, T-21-S, R-2-W, being an iron found in place with witness trees; thence proceed N 88°45'30" W (magnetic bearing) for a distance of 375.00 feet to the point of beginning of the parcel of land herein described; thence continue along the same for a distance of 539.72 feet to a point; thence turn 89° 00' to the left and run 637.00 feet to the point of intersection with the North Right of Way line of County Hwy. 26; thence run in an easterly direction along said right of way for a distance of 275 feet, more or less, (chord distance : 271.69 feet) to the southwest corner of Paul Phillips property; thence run in a northerly direction along the west line of said Phillips property for a distance of 275.40 feet to a point; thence turn 89° 43'36" to the right and run along said Phillips north property line for a distance of 291.27 feet to a point; thence turn 86°10'36" to the left and run 407.13 feet to the point of beginning. Said parcel is lying in the SE 1/4 of the NE 1/4, Section 17, T-21-S, R-2-W, and contains 5.6 acres.

Signed this the 25th day of March, 1978.

The lines have been pointed out to us and we are in agreement with subject property, that the lines are correct as shown on this affidavit.

Paul E. Phillips
John Reynolds
Lois Reynolds
James L. Ray, Jr.
James L. Harris
Kath N. Harris
Pamela A. Phillips
Page H. Seier
Robert D. Moore
Paul E. Phillips
George Seier
John Reynolds

Lois Reynolds; James L. Harris and Kath N. Harris whose names are signed to the foregoing survey and who are known to me, acknowledged before me on this day, that, being informed of the contents of this survey they executed the same voluntarily on this day the same being the day of March A.D., 1978.