

This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law
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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

\$60,000.00 OF THE BELOW RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE EXECUTED
SIMULTANEOUSLY HEREWITH.
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Seventy-Five Thousand and no/100 Dollars (\$75,000.00), to
the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, we MARY BELLE SHIPLEY and husband, JOHN H. SHIPLEY, (herein referred
to as grantors) do grant, bargain, sell and convey unto JOHN C. SHEPHERD and KAREN
A. SHEPHERD (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, to-
gether with every contingent remainder and right of reversion, the following described
real estate situated in Shelby County, Alabama, to-wit:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West,
Shelby County, Alabama, LESS AND EXCEPT the following parcels of
land:

EXCEPT parcel conveyed to James A. Jones and Mattie R. Jones,
recorded in Deed Book 289, Page 454, in the Probate Office of
Shelby County, Alabama, and more particularly described as follows:
Begin at the Southwest corner of Section 1 and run in a Northerly
direction along the West line of said Section for a distance of
495.97 feet; thence turn an angle to the right of 92 deg. 12 min.
and run in an Easterly direction for a distance of 1318.39 feet to
a point on the East line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section; thence turn
an angle to the right of 87 deg. 46 min. 05 sec. and run in a
Southerly direction along East line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section
for a distance of 495.97 feet to the Southeast corner of the SW $\frac{1}{4}$
of SW $\frac{1}{4}$ of said Section; thence turn an angle to the right of 92 deg.
13 min. 55 sec. and run in a Westerly direction along the South line
of said Section for a distance of 1318.68 feet to the point of
beginning, containing 15.00 acres, more or less.

EXCEPT parcel conveyed to Joseph E. Miller and Janise C. Miller,
recorded in Deed Book 299, Page 857, in said Probate Office, more
particularly described as follows:

A tract of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township
22 South, Range 3 West, being more particularly described as follows:
Commence at the Southwest corner of said Section 1 and run in a
Northerly direction along the West line of said Section a distance of
495.97 feet to a point; thence turn an angle to the right of 92 deg.
12 min. and run in an Easterly direction a distance of 879.39 feet
to a point; said point being the point of beginning of the land herein
conveyed; thence continue along last described course a distance of
440 feet to a point on the East line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said
Section; thence run in a Northerly direction along the East line of
said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 198 feet to a point; thence run in a
Westerly direction, parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a
distance of 440 feet to a point; thence run South, parallel to the East
line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 198 feet to the point of beginning.

EXCEPT parcel conveyed to James A. Jones and Mattie R. Jones, recorded in Deed Book 325, Page 928, in said Probate Office and more particularly described as follows:

A tract of land located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West being more particularly described as follows: Commence at the Southwest corner of said Section 1 and run in a Northerly direction along the West line of said Section a distance of 495.97 feet to the point of beginning of the property herein described; thence turn an angle to the right of 92 deg. 12 min. and run in an Easterly direction a distance of 878.39 feet to a point; thence run in a Northerly direction parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 198 feet to a point; thence run in a Westerly direction, parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 878.39 feet, more or less, to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 193 feet to the point of beginning. Containing four (4) acres, more or less, and being situated in Shelby County, Alabama.

ALSO EXCEPT a 20 foot strip of land, more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama, and run in a Northerly direction along the West line of said Section a distance of 495.97 feet to a point; thence turn an angle to the right of 92 deg. 12 min. and run in an Easterly direction a distance of 1319.39 feet, more or less, to the East line of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; thence run in a Northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 198 feet to the point of beginning; thence turn left and run in a Westerly direction parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 220 feet to a point; thence turn right and run Northerly parallel to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 20 feet; thence turn right and run Easterly parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 220 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 20 feet to the point of beginning.

EXCEPT right-of-way for Shelby County Highway No. 16.

All of said property being situated in Shelby County, Alabama.

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 they are 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

26th day of February, 1981.

Mary Belle Shipley (SEAL)
Mary Belle Shipley

John H. Shipley (SEAL)
John H. Shipley

STATE OF ALABAMA)

General Acknowledgment

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that Mary Belle Shipley and husband, John H. Shipley,
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 26th day of Feb, 1981.

W. R. Justice
Notary Public

My Commission expires: _____

My Commission Expires September 7, 1983

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1981 MAR -2 AM 10:45

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Dues 15.00 Sum 410-258
Rec. 4.50
Ind. 1.00
20.50

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