

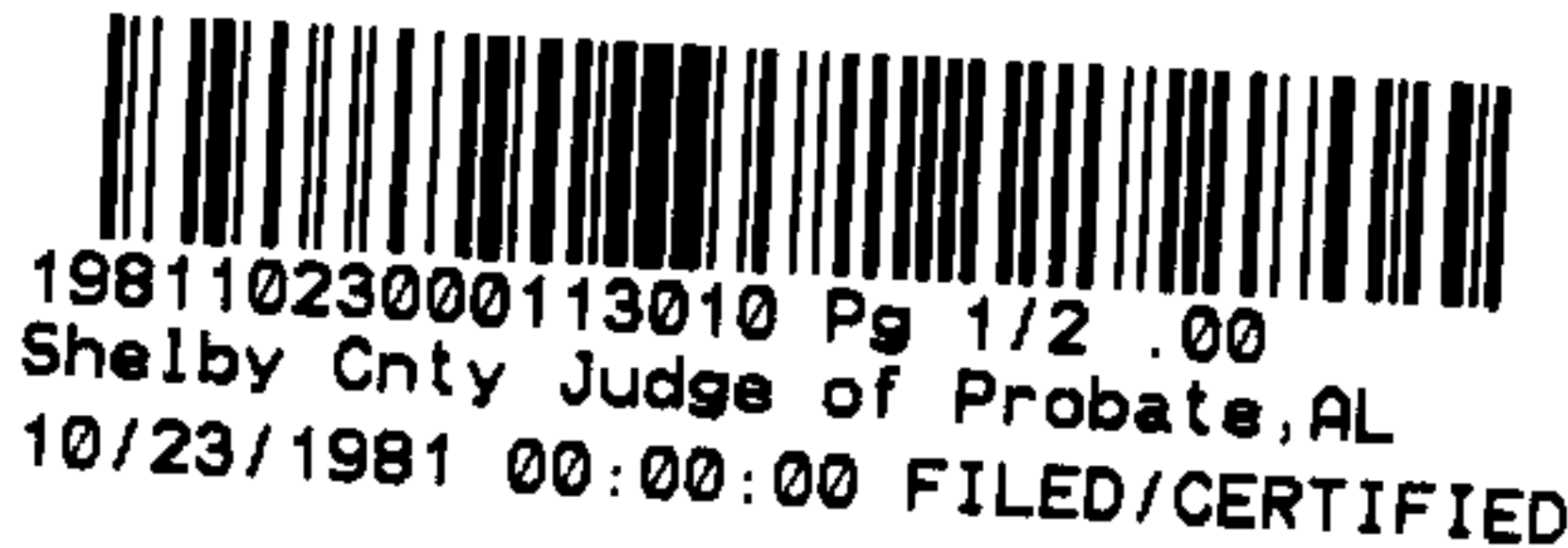
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,



That in consideration of \$75,000.00 for Parcel 1 and \$235,000.00 for Parcel 2 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

William B. Surface and wife, June C. Surface

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

John A. Simpson and Patricia S. Simpson

(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:

For legal description see Exhibit "A" attached hereto and incorporated by reference herein. SUBJECT TO:

1. Taxes for 1982 and subsequent years.
2. Transmission line permits in favor of Alabama Power Company recorded in Deed Book 327, page 123, in Probate Office of Shelby County, Alabama.
3. Mortgage from William B. Surface and wife, June C. Surface, to Merchants & Planters Bank, dated 16th December, 1977, and recorded in Mortgage Book 372, page 853, in Probate Office of Shelby County, Alabama.

\$70,000.00 of the consideration for Parcel 1 recited herein was derived from a purchase money mortgage executed simultaneously herewith.

\$170,000.00 of the consideration for Parcel 2 recited herein was derived from a purchase money wraparound mortgage executed simultaneously herewith.

ALSO SUBJECT TO: Oil and gas lease from William B. Surface and June Surface to Atlantic Richfield Company dated 4th July 1979 and recorded in Deed Book 322, page 6, and Oil and Gas Lease from Boringuen Farm, Inc., to Atlantic Richfield Company dated 4th July 1979 and recorded in Deed Book 321, page 993, in Probate Office of 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 ~~X~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 and seal S, this 9 day of October, 1981

WITNESS:

William B. Surface
WILLIAM B. SURFACE
June C. Surface
JUNE C. SURFACE

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife, June C. Surface, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of October, 1981

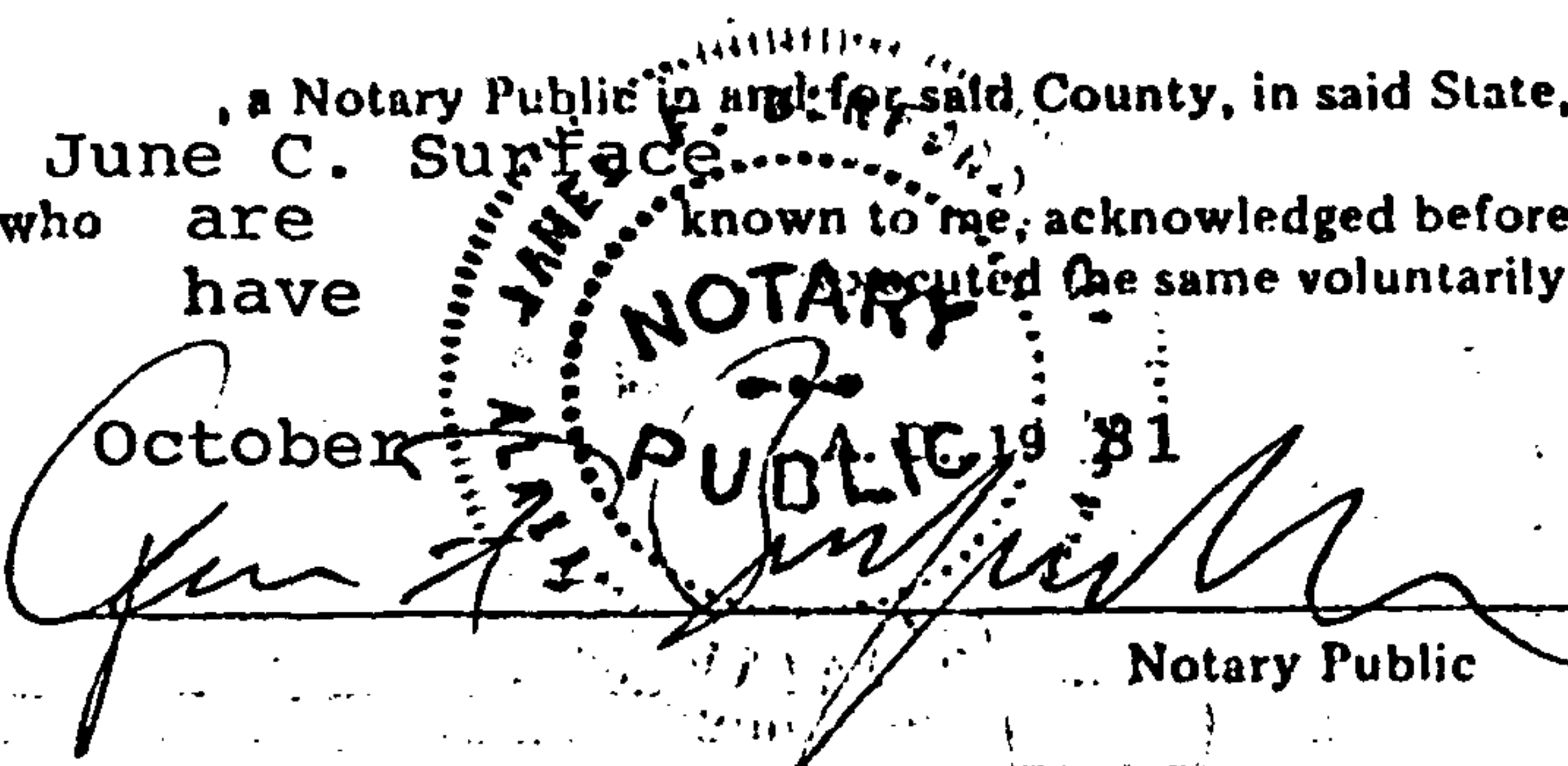


EXHIBIT "A"

PARCEL 1:

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21 and in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama described as follows: Begin at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21; thence run South 89 deg. 49' West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 150.0 feet to the Easterly right-of-way of Comanche Road; thence run South 02 deg. 24' East along said right-of-way a distance of 91.03 feet to the point of a curve to the left having a Delta angle of 93 deg. 30' and a radius of 25.0 feet, and run along the arc of said curve a distance of 40.80 feet; thence run North 84 deg. 06' East along the Northerly right-of-way of Davilla Drive a distance of 155.00 feet; thence run North 05 deg. 54' West a distance of 99.75 feet; thence run South 89 deg. 55' West a distance of 25.37 feet to the point of beginning.

PARCEL 2:

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, and in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 21; thence run West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 150.00 feet to the Easterly right-of-way of Comanche Road; thence turn left 92 deg. 13' and run Southerly along said right-of-way a distance of 191.39 feet to the point of beginning; thence continue last course a distance of 219.99 feet; thence turn left 79 deg. 05' and run Southeasterly a distance of 127.43 feet; thence turn right 81 deg. 29' and run South a distance of 124.97 feet to the Northerly right-of-way of Overland Road; thence turn left 90 deg. 00' and run Easterly along the Northerly right-of-way of Overland Road a distance of 99.36 feet; thence turn left 91 deg. 22' and run North a distance of 411.44 feet to the Southerly right-of-way of Davilla Drive; thence turn left 94 deg. 32' and run Southwesterly along the Southerly right-of-way of Davilla Drive a distance of 203.72 feet to the point of a curve to the left having a delta angle of 86 deg. 30' and a radius of 25.0 feet and follow the arc of said curve a distance of 37.74 feet to the point of beginning.

19811023000113010 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
10/23/1981 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 OCT 23 PM 2:53

Thomas A. Lawrence
JUDGE OF PROBATE

Deed Tax	70.00
Rec	3.00
Fund	1.00
	74.00

BOOK 335 PAGE 696