

This instrument was prepared by

478

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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,

That in consideration of SIXTEEN THOUSAND & NO/100 (\$16,000) DOLLARS

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

Billy H. Wood and wife, Patricia Carden Wood

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

Donald W. Gregory and wife, Teena I. Gregory

(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:

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO WHICH IS MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN

BOOK 340 PAGE 280

Amount of purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 12th day of June, 1982.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Billy H Wood (Seal)  
(Billy H. Wood)  
Patricia Carden Wood (Seal)  
(Patricia Carden Wood)  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy H. Wood and wife, Patricia Carden Wood 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 12th day of June, A. D., 1982.

Donald G. Brown Public.

PARCEL 1:

Begin at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence run Easterly along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  710.43 feet to a point; thence 89 deg. 19 min. 43 sec. left and run Northerly 930.51 feet to a point on the South right of way line of the Southern Railway; thence 100 deg. 47 min. 25 sec. left and run West-Southwesterly along said right of way line 646.91 feet to the P.C. of a railway curve to the left having a central angle of 1 deg. 37 min. 48 sec. and a radius of 2,688.85 feet; thence continue along said curve along chord distance of 76.49 feet to a point; thence 77 deg. 34 min. 47 sec. left from tangent and run Southerly along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  802.34 feet to the point of beginning, containing 14.14 acres

Also, an easement for a right of way to provide ingress and egress to and from the above described property over and across the following described access road;  
From the Northwest corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 West, run Easterly along the North line of said quarter-quarter 400.50 feet to a 2- $\frac{1}{2}$  inch capped pipe, on the West right of way line of access road, the point of beginning of the herein described easement or access road; thence Southwesterly along the Northerly boundary of the access road and along the line of George Winslett property on the West deflecting 108 deg. 0 min. 10 sec. right 393.12 feet to a 5/8 inch iron pin on said West right of way line; thence continuing Southwesterly deflecting 60 deg. 10 min. 23 sec. right 299.07 feet to a 5/8 inch iron pin, on the East line of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 West; thence Southerly along the said quarter-quarter line deflecting 76 deg. 21 min. 17 sec. left 30.00 feet to a 5/8 inch iron pin on said quarter-quarter line; thence Southwesterly deflecting 83 deg. 9 min. 56 sec. right 915.48 feet to a 2 $\frac{1}{2}$  inch capped pipe; thence Southerly deflecting 79 deg. 59 min. 59 sec. left 260.0 feet to a fence corner; thence Southwesterly deflecting 78 deg. 49 min. 15 sec. right 401.90 feet to a 5/8 inch iron pin on said right of way line, and on the East right of way line of County Road Number 97; thence Southerly along said right of way line deflecting 84 $^{\circ}$  54 min. 46 sec. left 30.10 feet to a point, on the Southerly boundary of access road, and the East right of way line of County Road Number 97, and located 494.83 feet North of the Southwest corner of Law Kite property East of County Road Number 97; thence Northeasterly with the Southerly boundary of the access road and along the line of Law Kite property on the South deflecting 95 deg. 5 min. 14 sec. left 429.11 feet to a point; thence Northerly deflecting 78 deg. 49 min. 15 sec. left 259.47 feet to a point; thence Northeasterly deflecting 79 deg. 59 min. 59 sec. right 916.92 feet to a point; thence Northerly deflecting 83 deg. 9 min. 56 sec. left 31.81 feet to a point; thence Northeasterly deflecting 76 deg. 21 min. 17 sec. right 293.77 feet to a point; thence continuing Northeasterly deflecting 60 deg. 10 min. 23 sec. left 420.21 feet to a point, on said right of way line, and on the North line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 West; thence Westerly along said quarter-quarter line deflecting 108 deg. 0 min. 10 sec. left 31.01 feet to a 2 $\frac{1}{2}$  inch capped pipe, the point of beginning, containing 1.09 acres by survey, according to survey of Reese E. Mallette, Jr., Registered Land Surveyor, dated September, 1973.

BOOK 340 PAGE 281

Subject to easements and rights of way of record, and subject to an easement for a right of way to provide ingress and egress to and from property which adjoins on the East the property conveyed by this deed and the above described access road, said easement being described as follows: Commence at the S.E. corner of the SW Quarter of the SE Quarter of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence run Westerly along the South line of said quarter-quarter 625.10 feet to the point of beginning of the easement being described; thence continue along last described course 309.93 feet to a point; thence 108 deg. 0 min. 10 sec. right and run Northeasterly 31.54 feet to a point; thence 71 deg. 59 min. 50 sec. right and run Easterly 269.52 feet to a point; thence 89 deg. 19 min. 43 sec. right and run Southerly 30.0 feet to the point of beginning, said just described easement being 30 feet wide and parallel to the South line of said quarter-quarter and tying into an existing easement as shown on the Mallette map.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1982 JUN 15 AM 8:32  
see Mtg H-21-203  
JUDGE OF PROBATE

Rec 3.00  
Jud 1.00  
4.00