

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars 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

✓ Kenneth R. Jones and Sandra T. Jones

(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 Exhibit "A" attached hereto and incorporated herein for legal description.

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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 14th day of February, 19 83

WITNESS:

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

William B. Surface (Seal)
WILLIAM B. SURFACE
June C. Surface (Seal)
JUNE C. SURFACE
_____(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 William B. Surface and wife, June C. Surface 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 14th day of February, A. D. 19 83

2517 Charles & Dr.
35216

[Signature]

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to a point on a curve on the North-Easterly Boundary of Overland Road, said curve having a radius of 508.33 feet and subtended by chord bearing North 54 deg. 43 min. West for 223.36 feet; thence along this curve for 225.08 feet; thence North 16 deg. 48 min. East for 149.28 feet; thence North 45 deg. 46 min. West for 37.97 feet to the center line of Shoal Creek; thence along this center line as follows North 68 deg. 44 min. East for 227.23 feet; thence North 77 deg. 53 min. East for 158.32 feet; thence North 75 deg. 00 min. East for 93.50 feet; thence North 78 deg. 05 min. East for 63.55 feet; thence North 57 deg. 05 1/2 min. East for 105.48 feet; thence North 22 deg. 16 min. East for 273.13 feet; thence North 15 deg. 52 1/2 min. East for 235.26 feet; thence North 2 deg. 15 min. East for 64.10 feet to the point of intersection of the center lines of Shoal and Spring Creeks; thence along the center line of Spring Creek as follows, go South 89 deg. 02 min. East for 116.63 feet; thence South 46 deg. 55 min. East for 188.92 feet; thence South 77 deg. 07 min. East for 313.84 feet; thence South 86 deg. 42 min. East for 374.01 feet; thence North 75 deg. 27 min. East for 192.62 feet; thence North 66 deg. 14 min. East for 139.57 feet; thence North 89 deg. 56 min. East for 121.59 feet; thence South 60 deg. 02 min. East for 183.36 feet; thence South 85 deg. 08 min. East for 145.87 feet; thence South 57 deg. 31 min. East for 243.81 feet to the point of intersection of the center lines of Spring and Dry Creeks; thence along the center line of Dry Creek as follows; go South 13 deg. 22 min. East for 198.90 feet, thence South 42 deg. 06 min. West for 256.32 feet; thence North 84 deg. 15 1/2 min. West for 30.00 feet to a point on the West Bank of Dry Creek; thence continue North 84 deg. 15 1/2 min. West for 623.77 feet to the point of beginning; being situated in Shelby County, Alabama

Subject to easements and restrictions of record.

Subject to that certain mining and mineral rights lease recorded in Deed Book 321, Page 993 and ratified in Misc. Book 36, Page 61 in the Probate Office of Shelby County, Alabama.

Sellers are reserving a 15' easement, more particularly described hereinbelow. Sellers reserve the right to dedicate this easement for a public sewer as well as retain the easement for a private sewer for their own purposes. This is the easement reserved by Sellers in the Sales Contract to purchasers dated January 17, 1983 and as shown on a survey prepared by James A. Riggins dated January 25, 1983. This easement does not include a portion of the easement shown by James A. Riggins in said survey because Sellers are not retaining the entire easement shown. That portion of the easement shown on said survey running generally East and West at the North end of the property conveyed and running North from the East extension of said easement is not reserved by Sellers herein. The legal description of the easement reserved is more particularly described as follows, to-wit:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 22 and go South 0 deg. 55 min. E along the East boundary of said 1/4-1/4 Section for 367.00 feet; thence South 46 deg. 12 min. West for 1693.40 feet to the Northeasterly boundary of Overland Road; thence North 32 deg. 09 1/2 min. West along this boundary for 45.96 feet; thence continue along this boundary North 31 deg. 14 1/2 min. West for 436.38 feet; thence North 43 deg. 18 min. East for 436.70 feet; thence North 46 deg. 06 1/2 min. West for 291.00 feet to the point of beginning; thence North 36 deg. 19 min. East for 128.00 feet to a point hereafter known as Point "A"; from Point "A" go North 38 deg. 41 min. West to the center line of Shoal Creek; also from Point "A" go North 36 deg. 19 min. East for 530.00 feet; thence North 6 deg. 00 min. East to the center line of Spring Creek (approx. 360 feet).

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF FEBRUARY, 1983.

1983 FEB 14 PM 1:21

Thomas A. Smith, Jr.
JUDGE OF PROBATE

Need Tax - 93.00
Rec. 300
Ind. 100
97.00