

(Name) Bruce M. Green, Attorney at Law

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Form 1-1-6 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 Twenty One Thousand and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Melton E. Dearing and Nathalie A. Dearing

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

Billy Ray Hinds and Delores S. Hinds

(herein referred to as GRANTEEES) 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

PARCEL #1: A parcel of land containing 3.5 acres more or less, located in the SE1/4 of the NE1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said 1/4-1/4 section; Thence run North along the East 1/4-1/4 line a distance of 350.12 feet to the point of beginning; Thence continue last course a distance of 298.60 feet to the Southerly side of a gravel road; Thence turn left 41° 52' 11" along said road a distance of 256.92 feet; Thence turn left 05° 58' 12" along said road a distance of 48.69 feet; Thence turn left 19° 28' 42" along said road a distance of 50.40 feet; Thence turn left 18° 01' 45" along said road a distance of 51.03 feet; Thence turn left 07° 22' 54" along said road a distance of 28.62 feet; Thence turn left 87° 16' 16" a distance of 536.17 feet to the North line of Dearing Downs subdivision as recorded in Map Book 6, Page 136, in the Office of the Judge of Probate, Shelby County, Alabama; Thence turn left 88° 31' 00" along said North line a distance of 333.63 feet to the point of beginning.

## SUBJECT TO:

349 <sup>age 398</sup> 1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel ID: 58-13-5-22-1-001-001. Taxes for 1982 were paid in the amount of \$476.50

2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 118 Page 494 and Deed Book 155 Page 107 in Probate Office

3. Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 90 Page 473 and Deed Book 112 Page 362 in Probate Office.

4. Easement to Southern Natural Gas Corporation as shown on survey of Johnye Horton dated January 12, 1983.

continued

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 <sup>27<sup>th</sup></sup> day of July, 1983.

## WITNESS:

Lindam. Ostrom (Seal)

Lindam. Ostrom (Seal)

(Seal)

Melton E. Dearing (Seal)  
 Nathalie A. Dearing (Seal)  
 Ruth Sutton (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

## General Acknowledgment

I, Ruth Sutton, a Notary Public in and for said County, in said State, hereby certify that Billy Ray Hinds and Delores S. Hinds whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <sup>27<sup>th</sup></sup> day of July, 1983.

A. D. 1983

Ruth Sutton  
 Notary Public  
 My commission expires 1-5-85



CHUBB GROUP of Insurance Companies

P.O. Box 19-17, Birmingham, Alabama 35219-9217

Corrected Warranty Deed, Jointly for Life with Remainder to Survivor  
Grantees: Billy Ray Hinds and Delores S. Hinds  
continued

5. Any part of subject property that lies within the road.

The grantor's herein, hereby grant, bargain, sell and convey to the grantee's herein, their heirs, executors, administrators, personal representatives, and assigns and easement across an existing roadway located in the SE1/4 of the NE1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama. Said roadway connects Shelby County Hwy No. 95 with the partial of property described above. This easement is for the benefit of any appurtenant to that land, or any portion thereof, as described above and is specifically intended for ingress and egress to said land.

This Deed is mad to correct that certain Deed record on the \_\_\_\_\_ day of \_\_\_\_\_, 1983 and recorded in Book 347, Page 186, in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
1983 AUG 24 AM 9:27  
Corrected  
\_\_\_\_\_  
JUDGE OF PROBATE

Fee 3.00  
Jud 1.00  
4.00

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BOOK