

1180

(Name) Bruce M. Green, Attorney at Law

(Address) P.O. Box 766, Alabaster, Alabama 35007

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 GRANTEES 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 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:

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:

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 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 27th
day of July, 1983.

WITNESS:

Linda M. Ostrom (Seal)
Linda M. Ostrom (Seal)
(Seal)

Melton E. Dearing (Seal)
Nathalie A. Dearing (Seal)
(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 27th day of July, A. D., 1983



CHUBB GROUP of Insurance Companies

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

Ruth Sutton
Notary Public.
My Commission Expires 1-5-85

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 deccribed above. This easement is for the benefit of any appurtenient to that land, or any protion 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.

BOOK 349 PAGE 399

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
1983 AUG 24 AM 9:27
Corrected
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Fee 3.00
Ind 1.00
4.00