

This instrument prepared by Mitchell, Green, Pino & Medairs,  
Alabaster, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty Thousand (\$40,000.00) Dollars consisting of Seventeen Thousand One Hundred Two and 17/100 (\$17,102.17) Dollars cash and a mortgage for Twenty-two Thousand Eight Hundred Ninety-seven and 83/100 (\$22,897.83) Dollars to the undersigned grantor, Dorothy J. Knowles, a widow, the receipt whereof is acknowledged, I do grant, bargain, sell and convey unto Bobby J. Killingsworth and wife, Brenda J. Killingsworth 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:

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East, thence run North along the West line of said section a distance of 1334.60 feet to the Northwest corner of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of said section; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 654.84 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 173.50 feet; thence turn an angle of 88 deg. 54 min. to the left and run a distance of 321.15 feet to a point on the West R.O.W. line of Shelby County Highway #21; thence turn an angle of 69 deg. 09 min. to the right and run along the West R.O.W. line of said highway a distance of 300.00 feet; thence turn an angle of 5 deg. 20 min. to the left and continue along the West R.O.W. line of said highway a distance of 579.25 feet; thence turn an angle of 51 deg. 15 min. to the right and run a distance of 707.09 feet to a point on the south line of Section 8, Township 24 North, Range 13 East; thence turn an angle of 65 deg. 01 min. to the right and run west along the south line of said section a distance of 954.75 feet to the point of beginning. Situated in the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) and in the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

Parcel #1

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East, thence run North along the West line of said section a distance of 955.00 feet; thence turn an angle of 91 deg. 10 min. to the right and run a distance of 1117.96 feet to the West R.O.W. line of a paved County Highway; thence turn an angle of 63 deg. 44 min. to the

*Mitchell Green & Pino*

SHELBY MEDICAL CENTER  
SUITE 208  
P. O. BOX 766  
ALABASTER, ALABAMA 35007  
205-663-1561

right and run along said R.O.W. line a distance of 349.95 feet; thence turn an angle of 51 deg. 15 min. to the right and run a distance of 707.09 feet to the South line of Section 8; thence turn an angle of 65 deg. 01 min. to the right and run West along the South line of said section a distance of 954.75 feet to the point of beginning.

Situated in the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.  
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

Parcel #2

Commence at the SW corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section 8, a distance of 1334.60 feet; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 284.84 feet to the point of beginning; thence continue in the same direction a distance of 185.00 feet to the corner of the Willie Lee Johnson lot; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 197.00 feet; thence turn an angle of 97 deg. 05 min. 48 sec. to the right and run a distance of 175 feet; thence turn an angle of 85 deg. 38 min. 05 sec. to the right and run a distance of 100 feet to the point of beginning. Situated in the West 1/2 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama.

ALSO an easement for a driveway described as follows:

Commence at the SW corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section 8, a distance of 1334.60 feet; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 469.84 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 185 feet to the point of beginning; thence turn an angle of 114 deg. 05 min. to the left and run a distance of 185 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 10.95 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 190.00 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 12.00 feet to the point of beginning; Situated in the W 1/2 of the SW 1/4 of Section 8, Township 24 North Range 13 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL DESCRIBED AS FOLLOWS:

Parcel #3

A tract of land located in the SW 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said section a distance of 1334.60 feet to the Northwest corner of the SW 1/4 of the SW 1/4 of said section; thence turn an angle of 65 deg. 54 min. to the right and run a distance of 469.34 feet for the point of beginning of the property herein described; from the point thus obtained continue along the said line described above for a distance of 185 feet; thence turn an angle of 114 deg. 05 min. to the right and run a distance of 185 feet; thence turn an angle of 65 deg. 55 min. to the right and travel Southwesterly 185 feet; thence turn an angle of 114 deg. 05 min. to the right and travel in a Northerly direction 185 feet to the point of beginning of the property herein conveyed.

349 part 734  
349 book 800X

Louis A. Knowles and Dorothy Jeanette Knowles also do hereby convey unto Willie Lee Johnson a right of way across other land of Louis A. Knowles and Dorothy Jeanette Knowles for ingress and egress, the said right of way being a uniform width of eleven and one-half feet with the South side of the right of way beginning and touching the Southeast corner of the property described and conveyed above and the said right of way shall continue from this point to the Shelby County Highway #21, 321 feet, more or less, east of the parcel of property described and conveyed above. All being situated in Shelby County, Alabama.

349  
735  
PAGE

800X

Dorothy Jeanette Knowles is the surviving grantee of deed recorded in Deed Book 220 Page 307 in the Probate Office of Shelby County, Alabama; the other grantee, Louis A. Knowles having died on or about February 9, 1982. \$22,897.83 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 do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 31<sup>st</sup> day of August, 1983.

Dorothy J. Knowles  
Dorothy J. Knowles

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Dorothy J. Knowles, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of August, 1983.

STATE OF ALABAMA  
SHELBY COUNTY  
NOTARY PUBLIC

Sam C. Lind  
Notary Public

1983 SEP -2 PM 1:05

Deed Tax 17.50

4.50

1.00

23.00

Thomas A. Johnson, Jr.  
JUDGE OF PROBATE