

This instrument was prepared by

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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 Five Thousand Five Hundred and No/100 (\$5,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James P. Hudgins and wife, Joan E. Hudgins

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

Charles E. Boshell and wife, Gail Boshell

(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:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210.0 feet to a point, thence 91 deg. 51 min. right and run Easterly 470.78 feet to the point of beginning of the parcel being described, thence continue along last described course 103.69 feet to a point, thence 105 deg. 20 min. left and run Northerly 385.0 feet to a point on the South right of way of Shelby County Road 260; thence 103 deg. 09 min. left and run Southwesterly a chord distance of 102.69 feet to a point; thence 76 deg. 51 min. left and run Southerly 334.22 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 133, Page 124, in Probate Office. (3) Right of way granted to Shelby County by instrument recorded in Deed Book 99, Page 241, and Deed Book 211, Page 336, in Probate Office. (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 101, Page 499 and lease recorded in Deed Book 320, Page 732, in Probate Office.

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 15th day of December, 1983.

WITNESS:

NOTARY PUBLIC, SHELBY CO.

I CERTIFY THIS

1983 DEC 16 PM 1:44

(Seal)

James P. Hudgins

(Seal)

Joan E. Hudgins

(Seal)

Joan E. Hudgins

(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 James P. Hudgins and wife, Joan E. Hudgins 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 15th day of December, A. D., 1983.

Notary Public.