

This instrument was prepared by

645
J. Horton 6637200

(Name) Bruce M. Green, Attorney at Law

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

Form 1-1-5 Rev. 1-65

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 Thirty Six Thousand Three Hundred Twenty and No/100 (\$36,320.00) DOLLARS

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

A parcel of land located in the SE 1/4 of the NE 1/4 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 line of said 1/4-1/4 Section a distance of 350.12 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 deg. 31 min. 00 sec. along said North line a distance of 333.63 feet to the point of beginning; thence continue last course a distance of 403.35 feet to the Easterly right-of-way of County Highway #95; thence turn right 86 deg. 08 min. 00 sec. along said right-of-way a distance of 359.02 feet to the Southerly side of a gravel road; thence turn right 73 deg. 53 min. 01 sec. along said road a distance of 49.14 feet; thence turn left 15 deg. 33 min. 17 sec. along said road a distance of 43.01 feet; thence turn left 17 deg. 35 min. 32 sec. along said road a distance of 50.00 feet; thence turn right 08 deg. 07 min. 48 sec. along said road a distance of 42.43 feet; thence turn right 05 deg. 11 min. 40 sec. along said road a distance of 39.05 feet; thence turn right 15 deg. 50 min. 35 sec. along said road a distance of 49.24 feet; thence turn right 11 deg. 26 min. 01 sec. along said road a distance of 46.10 feet; thence turn right 08 deg. 24 min. 24 sec. along said road a distance of 152.89 feet; thence turn right 92 deg. 38 min. 20 sec. a distance of 536.17 feet to the point of beginning; being situated in Shelby County Alabama.

SUBJECT TO:

1. Taxes for the year 1984 are a lien, but not due and payable until October 1, 1984. Parcel ID: 13-5-22-1-001-001 1983 taxes paid in the amount of \$116.05

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 Court.

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. ** 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 15th day of January, 1984.

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

Melton E. Dearing (Seal)
Nathalie R. Dearing (Seal)
[Signature] (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 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of JANUARY, A. D., 1984

P.O. Box 265

Helena, AL 35080

[Signature]
Notary Public.

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

4. 30 foot easement to Southern Natural Gas Corporation as shown by survey dated December 12, 1983 by Johnye Horton.

The grantor's herein, hereby grant, bargain, sell and convey to the grantee's herein, their heirs, executors, administrators, personal representative, and assigns and easement across an existing roadway located in the SE 1/4 of the NE 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; Said roadway connects Shelby County Hwy No. 95 with the parcel of property described above. This easement is for the benefit of any appurtenant to that land, or any portion thereof, described above and is specifically intended for ingress and egress to said land.

BOOK 352 PAGE 689

1984 JAN 16 PM 12:35

Deed Tax	36.50
Rec	3.00
Ind	1.00
	40.50

William R. Hinds, Jr.
COUNTY CLERK