

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR PROFESSIONAL TITLE SERVICES, INC.

State of Alabama

Know All Men By These Presents.

Shelby COUNTY

That in consideration of Seven Thousand Five Hundred and no/100-----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:

Parcel I: 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 $\frac{1}{4}$ - $\frac{1}{4}$ 210.0 feet to a point, thence 91 deg. 51 min. right and run easterly 216.74 feet to the point of beginning of the parcel being described; thence continue along last described course 150.35 feet to a point, thence 105 deg. 20 min. left and run northerly 283.44 feet to a point on the south right of way line of Shelby County Road 260; thence 103 deg. 09 min. left and run southwesterly along right of way line 12.28 feet to a point, thence 6 deg. 57 min. left and continue southwesterly along said right of way a chord distance of 141.67 feet to a point, thence 69 deg. 54 min. left and run southerly 192.20 feet to the point of beginning.

Parcel II: 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 210.0 feet to a point, thence 91 deg. 51 min. right and run easterly 367.09 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 334.22 feet to a point on the south right of way line 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 283.44 feet to the point of beginning.

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:

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 and seal, this 2nd day of February 1984

WITNESS:

1984 FEB -3 PM 2:31

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, Mary E. Hardin, a Notary Public in and for said County, in said State, hereby certify that James P. Hudgins and 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 2nd day of February A.D. 1984

Form 3091

P.O. Box 74
Maylene, Al 35114

My commission expires: Notary Public

3-8-86