

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and No/100 (\$15,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Anthony P. Schmitt and wife, Dianne K. Schmitt

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

Dewey Bruce Glenn and Cheryl Ann Glenn

(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:

For legal description see Exhibit "A" attached hereto and incorporated herein.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. recorded in Mortgage Book 390, page 342, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$7,500.00 of the purchase price recited above was paid from a purchase money second 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 (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 1st day of May, 1984.

WITNESS:

(Seal)

(Seal)

(Seal)

ANTHONY P. SCHMITT

DIANNE K. SCHMITT

(Seal)

(Seal)

(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 Anthony P. Schmitt and wife, Dianne K. Schmitt 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 1st day of May, A. D. 1984.

EXHIBIT "A"

A portion of the East 1/2 of the SE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 13 East, described as follows: Begin at the Northeast corner of the SE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 13 East, and run Southerly along the East side of the said 1/4-1/4 for 421.17 feet; thence turn an angle of 90 deg. 05 min. 17 sec. to the right and run Westerly for 702.47 feet; thence turn an angle of 89 deg. 48 min. 58 sec. to the right and run Northerly along the West side of the East 1/2 of the SE 1/4 of the SE 1/4 for 264.64 feet to a point on a fence line on the East side of the Curtis Hardin property (agreed fence line); thence turn an angle of 11 deg. 41 min. 17 sec. to the right and run Northeasterly along said fence for 159.74 feet to a point on the North side of the East 1/2 of the SE 1/4 of the SE 1/4; thence turn an angle of 78 deg. 29 min. 45 sec. to the right and run Easterly for 670.81 feet back to the point of beginning. ALSO included with the above described land is a 30 foot wide easement for ingress and egress described as beginning at the SE corner of Section 8, Township 24 North, Range 13 East, and running Northerly along the East side of said Section and also along the East side of the 30 foot wide easement herein described for 915.72 feet to the point of ending of said 30 foot wide easement, said point being the Southeast corner of the parcel described above.

Parcel 3  
An easement 30 foot wide, in the NE 1/4 of the NE 1/4 of Section 17, Township 24 North, Range 13 East, Chilton County, Alabama, for ingress and egress, said easement being 15 feet on each side of the following described centerline: Commence at the Northeast corner of said Section 17, thence run West along the North section line for a distance of 15 feet to the point of beginning, thence run South and parallel with the East line of said Section 17, a distance of 28.7 feet to the Northerly side of an unpaved County Road.

Subject to easements and restrictions of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 MAY 14 PM 12:10

See Map 448-588  
Thomas P. J. J. J. J.  
JUDGE OF PROBATE

Deed Tax 7.50  
Rec 3.00  
Ind 1.00  
11.50