

This instrument was prepared by

(Name) Daniel M. Spitler  
Attorney at Law  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124



This Form furnished by:

**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 ELEVEN THOUSAND AND NO/100 (\$11,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John A. Habshey, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Tex Smith and wife, Joan Smith

(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 County, Alabama to-wit:

See Exhibit "A" attached and incorporated herewith for legal description

BOOK 356 PAGE 263

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, I have hereunto set my hand(s) and seal(s), this 6th  
day of June, 1984

WITNESS:

(Seal)  
(Seal)  
(Seal)

JOHN A. HABSHEY  
(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 John A. Habshey, an unmarried man  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 6th day of June, A. D., 1984

Commence at the Northeast corner of the Southeast 1/4 of Northeast 1/4 of Section 17, Township 21 South, Range 2 West, being an iron found in place with witness trees; thence proceed North 88 deg. 45 min. 30 sec. West (mb) for a distance of 375.0 feet to the point of beginning; thence continue along the same for a distance of 539.72 feet to a point; thence turn 89 deg. 00 min. to the left and run 637.0 feet to the point of intersection with the North right of way line of County Highway No. 26; thence run in an Easterly direction along said right of way for a distance of 275 feet, more or less, (chord distance 271.69 feet) to the Southwest corner of Paul Phillips property; thence run in a Northerly direction along the West line of said Phillips property for a distance of 275.40 feet to a point; thence turn 89 deg. 43 min. 36 sec. to the right and run along said Phillips North property line for a distance of 291.27 feet to a point; thence turn 86 deg. 10 min. 36 sec. to the left and run 407.13 feet to the point of beginning. Said parcel lying in the Southeast 1/4 of the Northeast 1/4 of Section 17, township 21 South, Range 2 West, Shelby County, Alabama. LESS & EXCEPT the following:

Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 21 South, Range 2 West, according to a survey of James L. Ray, Jr., dated March 25, 1978, being marked by an iron found in place; thence proceed North 88 deg. 45 min. 30 sec. West (mb) for a distance of 914.72 feet to a point; thence turn an angle of 89 deg. 00 min. to the left and run 327.00 feet to the point of beginning of the parcel herein described; thence continue in the same direction for 310.0 feet to the point of intersection with the North right of way line of County Highway No. 26 (said line being the East boundary line of John Reynolds property as agreed and shown in said survey); thence proceed in an Easterly direction along said right of way line for a chord distance of 271.69 feet to a point, being the Southwest corner of property owned by Paul Phillips; thence turn an angle of 105 deg. 13 min. 55 sec. to the left (from chord extended) and proceed in a Northerly direction along the West boundary of said Phillips property for a distance of 365.71 feet to a point; thence turn an angle of 86 deg. 27 min. to the left and run 243.42 feet to the point of beginning; said property being located in the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama.

*Subject To*

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 125 and Deed book 160 page 415 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 69 page 1 and Deed Book 156 page 549 in Probate Office.

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 24 page 124 in Probate Office.

Right of way granted to Longview Lime Works for a 100 foot wide railroad through SE 1/4 of NE 1/4 of said Section 17, by instrument recorded in Deed Book 60 page 109 in Probate Office.

Easement of 10 feet in width along entire West line of subject property being conveyed for the purpose of installing and maintaining water and gas lines and other utilities, as reserved in deed recorded in Deed book 311 page 194.

Rights of others in and to the use of 30 foot easement and 10 foot easement as shown in deeds recorded in Deed Book 325, page 477 and in Deed Book 311 page 194 in Probate Office.

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

1984 JUN -8 AM 8:59

*Thomas P. [Signature]*  
JUDGE OF PROBATE

*Deed Tax 11.00*

*Rec 300*

*And 1.00*

*15.00*