

MAIL TAX NOTICE TO: Mr. and Mrs. Steve E. Butler

This instrument was prepared by P O Box 269, Wilsonville, AL 35186

(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 -----FIFTY-EIGHT THOUSAND AND NO/100 (\$58,000.00)-----DOLLARS

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

HAROLD RICH and wife, NANCY RICH,

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

STEVE E. BUTLER and wife, JANIS BRYANT BUTLER

(herein referred to as GRANTEEES) 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 Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 1 East; thence run South along the West line of before stated quarter-quarter Section a distance of 375.00 feet; thence turn an angle of 90 degrees 24 minutes 16 seconds to the left and run a distance of 10.00 feet to the point of beginning; thence continue in the same direction a distance of 389.47 feet to the Northwest right-of-way line of Shelby County Highway No. 55, (40.00 feet from the center line); thence turn an angle of 141 degrees 00 minutes 21 seconds to the right and run along said right of way a distance of 20.93 feet to Highway P.T. Station 26-34.2; thence continue along a right of way curve (whose Delta Angle is 16 degrees 03 minutes 40 seconds to the left, Radius is 1,185.61 feet; Tangent is 166.95 feet, Length of Curve is 330.65 feet); thence turn an angle of 111 degrees 49 minutes 48 seconds to the right from tangent of said curve and run a distance of 270.73 feet; thence turn an angle of 33 degrees 37 minutes 47 seconds to the right and run a distance of 28.60 feet to the point of beginning. Situated in the Northeast Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

Right of Way to Alabama Power Company as recorded in Volume 87, Page 450; Volume 102, Page 57; Volume 113, Page 121, and Volume 118, Page 114, in the said Probate Office.

Right of Way to Shelby County as recorded in Volume 147, Page 448, in the said Probate Office.

Less and except any part of subject property which lies within the right-of-way of any road.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this 17th day of October, 1984.

WITNESS: STATE OF ALA. SHELBY CO:  
I CERTIFY THIS

(Seal)

INSTRUMENT WAS FILED

RECORDING FEES

(Seal)

1984 OCT 19 AM 10:53

Mortgage Tax (Seal) \$

Harold Rich

(Seal)

Deed Tax (Seal) 3.00

Nancy Rich

(Seal)

JUDGE OF PROBATE

Mineral Tax

STATE OF ALABAMA

SHELBY

COUNTY

Recording Fee

2.50

General Acknowledgment

Index Fee

1.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HAROLD RICH and wife, NANCY RICH, 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 17th day of October, A. D. 1984.