

This instrument was prepared by

This Form furnished by:

(Name) Martha Oakes

Cahaba Title, Inc.

(Address) _____

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE DOLLARS AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. L. OAKES AND WIFE, EDNA OAKES

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

DONALD G. OAKES

(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:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 19, T-19S, R-3E; thence run Southerly along the West boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 328.18 feet to a point; thence turn an angle of 89° 12' 49" to the left and run Easterly a distance of 906.68 feet to the point of beginning; thence continue along the same line a distance of 421.39 feet to a point on the East boundary line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn an angle of 89° 04' 39" to the right and run Southerly along the said East boundary line a distance of 703.02 feet to a point; thence turn an angle of 91° 08' 13" to the right and run Westerly a distance of 225.0 feet to a point; thence turn an angle of 91° 08' 13" to the left and run Southerly a distance of 225.0 feet to a point on the North 40 foot right-of-way line of Shelby County Highway 62; thence turn an angle of 91° 08' 13" to the right and run Westerly along the said North right-of-way line a distance of 672.71 feet to a point; thence continue along said right-of-way line along a curve to the right (concave Northerly) having a radius of 437.46 feet and a central angle of 03° 31' 46", an arc distance of 26.95 feet to a point; thence turn an internal angle of 92° 54' 06" to the left from the chord of said curve and run Northerly a distance of 287.73 feet to a point; thence turn an angle of 90° 55' 21" to the right and run Easterly a distance of 503.39 feet to a point; thence turn an angle of 90° 55' 21" to the left and run Northerly a distance of 635.99 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 19, T-19S, R-3E and contains 11.16 acres, more or less, and is subject to Highway rights-of-way, Public Utilities, and other easements of records.

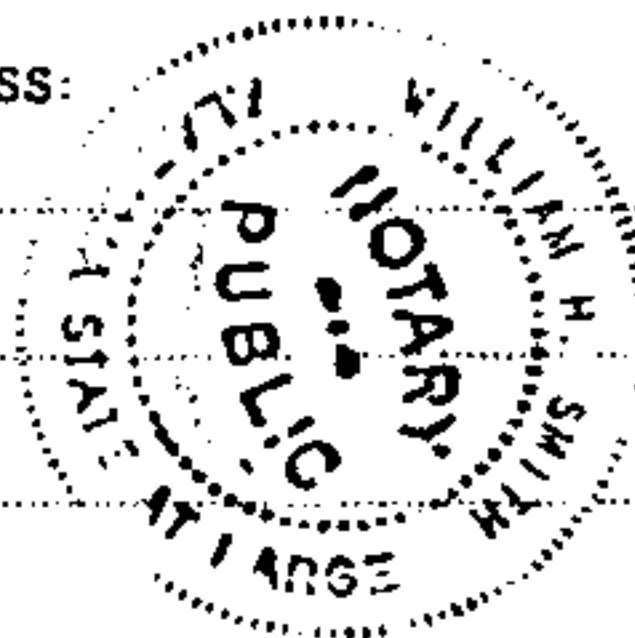
Excepted from the above is a 1.16 acre lot as described in Deed Book 310, Page 178 Office of Probate Judge, Shelby County.

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, _____ have hereunto set _____ hand(s) and seal(s), this 29th day of December, 1984.

WITNESS:



(Seal)
J.W. 8
1025 J.W. (Seal)
(Seal)

Deed to 50
Rec 2.50
1.00
7.00

R. L. Oakes (Seal)
R. L. OAKES (Seal)

Edna Oakes (Seal)
EDNA OAKES (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, William H. Smith, a Notary Public in and for said County, in said State, hereby certify that R. L. OAKES AND WIFE, EDNA OAKES 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 29th day of December, A. D., 1984