

Cahaba Title, Inc.

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

Prichard, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P.O. Box 360187

(Address) Birmingham, Alabama 35236-0187

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY EIGHT THOUSAND FOUR HUNDRED FIFTY FIVE and NO/100TH (248,455.00). DOLLARS

to the undersigned grantor, H D H Construction, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Dewey C. Green and wife, Sandra D. Green

(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:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights-of-way, limitations, if any, of record.

\$165,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: Rt 1, Moores Crossroads, Montevallo, Alabama 35115

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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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Harry D. Horton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of May 1985.

ATTEST:

H D H CONSTRUCTION, INC.

By *Harry D. Horton*
Harry D. Horton President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED a Notary Public in and for said County in said State, hereby certify that HARRY D. HORTON whose name as THE President of H D H Construction, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 6th day of May 1985.

Notary Seal
Notary Public

Exhibit "A"

Parcel I

A part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the southeast corner of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Westerly along the south line of same said section 34, a distance of 673.40 feet to a point; thence turn an angle of 95 deg. 46 min. to the right and run Northerly a distance of 32.51 feet to a point in the centerline of a dirt or graveled road; thence turn an angle of 7 deg. 23 min. to the left and turn Northerly along the centerline of an existing dirt or graveled road or driveway a distance of 393.85 feet to a point; thence turn an angle of 97 deg. 29 min. to the right and run East-Southeasterly a distance of 174.79 feet to a point; thence turn an angle of 51 deg. 10 min. to the left and run Northeasterly a distance of 122.06 feet to a point; thence turn an angle of 43 deg. 54 min. to the right and run Easterly a distance of 227.77 feet to the point of beginning of the property being described; thence turn an angle of 90 deg. 00 min. to the left and run Northerly a distance of 300.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 290.40 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run southerly a distance of 300.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run Easterly a distance of 290.40 feet to the point of beginning.

Parcel II

Commence at the southeast corner of Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Westerly along the South line of said section 34, a distance of 673.40 feet to a point, thence turn an angle of 95 deg. 46 min. to the right and run a distance of 32.51 feet to the point of beginning of the easement herewith described; thence turn an angle of 7 deg. 23 min. to the left and run northerly along the centerline of an existing dirt or graveled road or driveway a distance of 393.85 feet to a point; thence turn an angle of 97 deg. 29 min. to the right and run East-Southeasterly along the centerline of an existing dirt or graveled road or driveway a distance of 124.79 feet to the P. C., Point of Curve, beginning of a driveway or road curve to the left having a central angle of 51 deg. 10 min. and a radius of 105.0 feet; thence continue along the centerline of same said existing road or driveway an arc distance of 93.77 feet to the P. T., Point of Tangency, (end of curve); thence continue along tangent and same said centerline of said driveway or road a tangent distance of 72.06 feet to the centerline of said access easements intersection with the south line of property being served, less and except any part of just described easement that duplicates or overlaps an existing easement for ingress and egress such as the point of beginning and any part of subject property.

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

1985 MAY -8 PM 12: 59

Thomas W. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ 83.50
Deed Tax	_____
Mineral Tax	_____
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 89.50

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