

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. Bobby G. Clemmons
P. O. Box 490
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

CHARLES M. FONDREN AND WIFE, SHERRY J. FONDREN

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

BOBBY G. CLEMMONS, a married man
and
GREGG A. CLEMMONS, a married man

(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:

BOOK 066 PAGE 994

PARCEL NO. 1:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East along the Northline of said 1/4 1/4 Section a distance of 840.00 feet; thence right and run Southerly a deed distance of 425.48 feet; thence Easterly 114.54 feet to point of beginning; thence continue along last described course a distance of 114.46 feet; thence right 76 deg. 01 min. and run Southeasterly a measured distance of 587.32 feet; thence right 96 deg. 53 min. and Southwesterly a measured distance of 604.34 feet; thence right 110 deg. 38 min. and run Northerly a measured distance of 431.36 feet; thence left 96 deg. 34 min. and run Westerly a measured distance of 383.56 feet to a point of intersection with the Easterly right of way line of a public road; said public road having a measured right of way of 40.00 feet; thence Northerly along said road right of way line 20.00 feet; thence right 85 deg. 26 min. and run Easterly 593.57 feet; thence left 90 deg. 00 min. and run Northerly 233.15 feet to the point of beginning.

PARCEL NO. 2:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run Easterly along the North line of said 1/4 1/4 Section a distance of 840.00 feet; thence run Southerly a distance of 425.48 feet; thence Westerly along an existing fence line a distance of 72.59 feet; thence left 76 deg. 28 min. and run Southerly a measured distance of 231.87 feet to point of beginning; thence right 83 deg. 26 min. and run Westerly 383.57 feet to a point of the Easterly right of way line of a public road, said public road having a measured right of way 40.00 feet; thence left 85 deg. 26 min. and run Southerly along said road right of way line a measured distance of 446.64 feet; thence left 97 deg. 11 min. 30 sec. and run Easterly 370.71 feet; thence left 80 deg. 48 min. 30 sec. and run Northerly a measured distance of 431.36 feet to point of beginning.

Less and except the following described parcel of land:

PARCEL NO. 3:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East along the North line of said 1/4 1/4 Section a distance of 840.00 feet; thence run Southerly a measured distance of 425.48 feet to point of beginning; thence right and run Westerly along an existing fence line a measured distance of 72.59 feet; thence left 76 deg. 28 min. and run Southerly a measured distance of 211.87 feet; thence left 96 deg. 34 min. and run Easterly 210.00 feet; thence left 90 deg. 00 min. and run

Northerly 233.15 feet; thence left 96 deg. 39 min. and run Westerly 114.54 feet to point of beginning.

SUBJECT TO NON-EXCLUSIVE EASEMENT:

The property conveyed herein is subject to a non-exclusive easement for ingress and egress which runs with a particular parcel of land in Shelby County, Alabama as set out hereinbelow. Said non-exclusive easement for ingress and egress is more particularly described as follows, to wit:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East 840.00 feet; thence Southerly 425.48 feet; thence Westerly 72.59 feet; thence left 76 deg. 28 min. and run Southerly 211.87 feet to point of beginning of herein described easement; thence continue along last described course a distance of 20.00 feet; thence left 96 deg. 34 min. and run Easterly 25.00 feet; thence left 83 deg. 26 min. and run Northerly 20.00 feet; thence left 96 deg. 34 min. and run Westerly 25.00 feet to point of beginning. ALSO, commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East along the Northline of said 1/4 1/4 Section a distance of 840.00 feet; thence right and run Southerly a distance of 425.48 feet; thence Easterly 229.00 feet; thence right 79 deg. 01 min. and run Southeasterly a measured distance of 587.32 feet; thence right 96 deg. 53 min. and Southwesterly a measured distance of 604.34 feet; thence right 110 deg. 38 min. and run Northerly a measured distance of 431.36 feet for point of beginning; thence left 96 deg. 34 min. and run Westerly a measured distance of 383.56 feet to a point of intersection with the Easterly right of way line of a public road; said public road having a measured right of way of 40.00 feet; thence Northerly along said road right of way line 20.00 feet; thence right 85 deg. 26 min. and run Easterly 383.57 feet; thence right 90 deg. 00 min. and run Southerly 20.00 feet to the point of beginning.

This described non-exclusive easement runs with and can be used only by the owners of the following described property in Shelby County, Alabama, to wit:

PARCEL NO. 3:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run East along the North line of said 1/4 1/4 Section a distance of 840.00 feet; thence run Southerly a measured distance of 425.48 feet to point of beginning; thence right and run Westerly along an existing fence line a measured distance of 72.59 feet; thence left 76 deg. 28 min. and run Southerly a measured distance of 211.87 feet; thence left 96 deg. 34 min. and run Easterly 210.00 feet; thence left 90 deg. 00 min. and run Northerly 233.15 feet; thence left 96 deg. 39 min. and run Westerly 114.54 feet to point of beginning.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 133 page 529 in Probate Office of Shelby County, Alabama.

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 92 page 203 in Probate Office of Shelby County, Alabama.

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 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of April, 1986.

Charles M. Fondren (SEAL)
Charles M. Fondren

Sherry J. Fondren (SEAL)
Sherry J. Fondren

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Fondren and wife, Sherry J. Fondren 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 3rd day of April, 1986.



Daniel M. Stiller
Notary Public

BOOK 066 PAGE 996

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 APR -7 AM 10:57
JUDGE OF THE COURT

1. Deed Tax \$ 20.00
2. Mtg. Tax _____
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 28.50