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

MAIL TAX NOTICE TO:

Mr. James Simmons

5124 Sunny Meadows Ln.
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of EIGHTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$18,300.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,
CHARLES W. MOBLEY, a married man

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

JAMES SIMMONS and wife, JANET L. SIMMONS

(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 NW corner of the NE 1/4 of Section 20, Township 20 South, Range 2 East; thence run South along the West line of said quarter section for 720.80 feet; thence 89 deg. 55 min. Left run 682.0 feet to the point of beginning; thence continue last described course for 1481.17 feet to the Westerly Right of Way of State Highway 25; thence 87 deg. 46 min. Right to tangent of a curve to the Left (having a radius of 3222 feet) run along said curve for 126.72 feet; thence continue along said Right of Way for 436.39 feet; thence 94 deg. 32 min. 26 sec. Right run 1174.68 feet to the center line of Yellow Leaf Creek; thence 127 deg. 08 min. 14 sec. Right run along said creek 286.36 feet; thence 31 deg. 07 min. 22 sec. Left run 82.22 feet along said creek; thence 29 deg. 22 min. 44 sec. Left run along said creek 49.34 feet; thence 40 deg. 38 min. 54 sec. Left run along said creek 513.36 feet; thence 84 deg. 03 min. 40 sec. Right run 154.0 feet to the point of beginning; being situated in Shelby County, Alabama.

The Granter owns the mining and mineral rights on the subject property, which said mining and mineral rights and all interest therein and all interest in the mineral lease set out hereinbelow in the subject to section, are specifically retained by the Grantor herein.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Real 84 page 178 in Probate Office of Shelby County, Alabama.

Mineral and mining rights.

Right of Way granted to Alabama Power Company by instrument recorded in Lis Pendens Book 4 page 381 in Probate Office of Shelby County, Alabama.

Mineral and Oil lease as shown by instrument recorded in Deed Book 331 page 69 in the Probate Office of Shelby County, Alabama.

Less and except any part of subject property lying within the Yellow Leaf Creek as shown on survey by Thomas E. Simmons, dated October 15, 1986.

\$14,640.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

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 20th day of October, 1986.

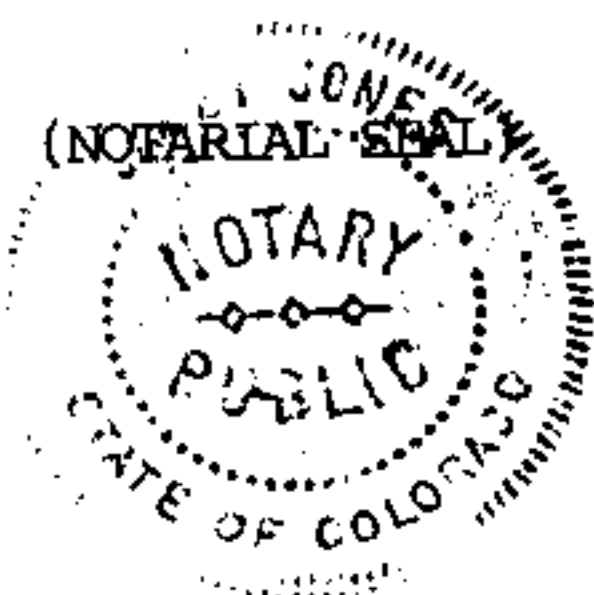
Charles W. Mobley (SEAL)
Charles W. Mobley

STATE OF COLORADO)

El Paso COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Mobley, a married 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, 1986.



Jared Jones
Notary Public
277 Nevada St 100
CSO 80902

BOOK 097 PAGE 595

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

1986 OCT 29 AM 9:39

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Doc. Tax \$ 4.00
2. Mig. Tax _____
3. Recording Fee \$5.00
4. Indexing Fee 1.00
TOTAL 10.00