

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

MAIL TAX NOTICE TO:  
Mr. James Simmons

3124 Sunny Meadows Ln  
Birmingham, AL 35243

1699

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of FIFTEEN THOUSAND FOUR HUNDRED TEN AND NO/100 DOLLARS (\$15,410.00) 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 1/4 1/4 Section for 470.80 feet to the point of beginning; thence continue last described course for 501.28 feet to the center line of Yellow Leaf Creek; thence 91 deg. 33 min. 18 sec. left, run along said creek 149.7 feet; thence 19 deg. 34 min. 30 sec. left run along said creek 170.26 feet; thence 8 deg. 17 min. 45 sec. right run along said creek for 144.94 feet; thence 11 deg. 36 min. 08 sec. right run along said creek for 150.03 feet; thence 3 deg. 56 min. 18 sec. right run along said creek 82.10 feet; thence 92 deg. 48 min. 37 sec. left run 154.00 feet; thence 90 deg. right run 1481.17 feet to the Westerly right of way line of State Highway 25; thence 92 deg. 25 min. left to tangent of a curve having a radius of 3222 feet; thence run along said curve and right of way for 250.00 feet; thence 91 deg. 01 min. 37 sec. left from tangent of said curve run 2162.69 feet to the point of beginning; being situated in Shelby County, Alabama.

The Grantor 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 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.

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 recorded in Deed Book 331 page 69 in Probate Office of Shelby County, Alabama.

Less and except any part of subject property lying within Yellow Leaf Creek as shown by survey of Thomas E. Simmons, dated October 31, 1986.

\$12,328.00 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

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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 13<sup>th</sup> day of November, 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 13<sup>th</sup> day of November, 1986.

(NOTARIAL SEAL)



Robert J. Jones  
Notary Public  
2 N. Nevada, Ste 100  
CS CO 80902

My Commission expires November 23, 1988

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 NOV 21 AM 8:43

Thomas A. J. J. J.  
JUDGE OF PROBATE

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1. Notary Fee	3.50
2. Recording Fee	2.00
3. Indexing Fee	1.00
TOTAL	9.50