

This form furnished by:

Cahaba Title, Inc. 988-5600

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This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo AL 35115

Send Tax Notice to:

(Name) Wayne Pickett

(Address) Route 2 Box 87

Montevallo AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred and 00/100 (\$4,500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

R. D. Bunn, an unmarried man

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

Wayne Pickett and wife, Connie Pickett

(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:

Begin at the southeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24, North, Range 12 East and run thence north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 431 feet to a point which is 110.8 feet south of the south right-of-way line of Shelby County Highway 155, for a point of beginning; thence turn 180 deg. and run southerly along said east line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 431.0 feet to a point; thence turn an angle to the right of 95 deg. 26 min. and run a distance of 431.0 feet along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point; thence turn to the right and run in a northeasterly direction to the point of beginning, being triangular in shape and being situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 24 North, Range 12 East;

THERE IS EXCEPTED FROM THE ABOVE THE FOLLOWING DESCRIBED PARCEL:

Commence at the southeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East and run north a distance of 140 feet for a point of beginning; thence continue North 291 feet; thence run southwest forming an interior angle of 47 deg. 43 min. for a distance of 391.5 feet; thence run east forming an interior angle of 47 deg. 43 min. for a distance of 291 feet to the point of beginning of said excepted parcel.

Subject to a 30 foot easement for a drive along the easterly side of said parcel of land.

Subject to Mortgage from Grantees to Grantor in the sum of \$4,500.00, executed on even date herewith.

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of May, 19 87.

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

R. D. Bunn (Seal)

R. D. Bunn

1987 JUN 2 PM 2:51

1. Deed Tax \$

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 3.50

NOTARY

PUBLIC

STATEMENT

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. D. Bunn 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 29th day of May A.D., 19 87