

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

MAIL TAX NOTICE TO:
 Mr. W. Howell Freeman
 Route 5, Box 443-A
 Montevallo, Alabama 35115

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE HUNDRED FORTY-NINE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$149,100.00) to the undersigned GRANTOR, ROY MARTIN CONSTRUCTION, INC., a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

W. HOWELL FREEMAN, JR. and wife, JANET N. FREEMAN

(herein referred to as GRANTEEES) 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 Southeast corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence North along the East line of said 1/4 1/4 for 403.94 feet to the Northerly right of way of Shelby County Highway 12; thence 116 deg. 26 min. 37 sec. left, run Southwesterly along right of way for 17.23 feet to the point of beginning; thence continue along said right of way for 350.00 feet; thence 112 deg. 46 min. 03 sec. right run Northerly for 1087.49 feet to a fence; thence 97 deg. 45 min. 20 sec. right, run East along said fence for 400.00 feet to the East line of said 1/4 1/4; thence 85 deg. 57 min. 01 sec. right, run South along said East line for 297.63 feet to a fence; thence 1 deg. 27 min. 47 sec. right, run along said fence for 603.78 feet to the point of beginning. AND ALSO: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence run North along the East line of said 1/4 1/4 for 999.84 feet more or less to a fence and the point of beginning; thence continue last described course for 297.36 feet to a East West fence; thence 94 deg. 02 min. 59 sec. right run Easterly along last said fence for 8.0 feet more or less to a North-South fence; thence 87 deg. 29 min. 26 sec. right run Southerly along said fence a cord distance of 296.9 feet to the point of beginning. LESS AND EXCEPT: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 22 South, Range 3 West; thence run North along the East line of said 1/4 1/4 for 403.94 feet to the Northerly R/W of Shelby County Road #12 and the point of beginning; thence continue last described course for 595.9 feet more or less to a fence; thence 178 deg. 32 min. left run Southerly along said fence a cord distance of 603.78 feet more or less to the Northerly R/W of said road; thence 117 deg. 56 min. 11 sec. left run Northwesterly along said R/W for 17.23 feet to the point of beginning.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 69; Deed Book 126 page 151 and Deed Book 213 page 405 in Probate Office of Shelby County, Alabama.
 Right of Way granted to Southern Natural Gas by instrument recorded in Deed Book 196 page 316 and Deed Book 141 page 35 in Probate Office of Shelby County, Alabama.
 Right of Way granted to Shelby County by instrument recorded in Deed Book 210 page 710 in Probate Office of Shelby County, Alabama.
 Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 347 in Probate Office of Shelby County, Alabama.
 Agreement between Plantation Pipeline as shown by instrument recorded in Deed Book 173 page 460 in Probate Office of Shelby County, Alabama.
 Subject to Southern Natural Gas Pipeline on East side of subject property as shown by survey of Thomas E. Simmons, dated July 9, 1987.
 Agreement in regard to location of fence line as set out in Real 153 page 328 in Probate Office of Shelby County, Alabama.

BOOK 169 PAGE 595

Mineral and mining rights if not owned by Grantor.

~~The proceeds of this loan have been applied to the purchase price of the property described herein, conveyed to mortgagor simultaneously herewith.~~

\$125,600 of the purchase price recited above was paid from a mortgage closed simultaneously.

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 it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 27th day of January, 1988.

ROY MARTIN CONSTRUCTION, INC.

BY: Roy L. Martin
Roy L. Martin, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin whose name as President of ROY MARTIN 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, on the day the same bears date.

Given under my hand and official seal this 27th day of January, 1988.

[Signature]
Notary Public

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

88 FEB -2 AM 9:01

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>23.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>29.50</u>