

This form furnished by:

Cahaba Title, Inc.

988-5600

525

This instrument was prepared by:

(Name) Daniel M. Spittler, Attorney

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. H. M. Autry, III

(Address) 6670 McRuffie Rd.
Pensacola, AL 35126

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FOUR THOUSAND AND NO/100 (\$64,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
STEPHEN C. DEAN and wife, JANET W. DEAN

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

H. M. AUTRY, III and wife, VICKI K. AUTRY

(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:

A parcel of land in the North 1/2 of the Northwest 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said Section 11; thence run East along the North section line 207.64 feet to a point on the Easterly right of way of Shelby County Highway No. 47, and the point of beginning; thence continue last course a distance of 1213.86 feet; thence turn right 90 deg. 48 min. 40 sec. and run South 675.36 feet; thence turn right 88 deg. 55 min. 32 sec. and run West 1309.15 feet to a point on the Easterly right of way of said Highway; thence turn right 97 deg. 07 min. 06 sec. and run Northeasterly along said right of way 471.78 feet to the point of a curve to the right having a central angle of 11 deg. 58 min. 02 sec. and a radius of 1047.39 feet and tangent of 109.78 feet; thence run Northeasterly along the arc of said curve, 218.77 feet to a point of beginning; being situated in Shelby County, Alabama. Subject to a 30 foot easement for ingress and egress as shown by instruments recorded in Real 156 page 710 and Real 156 page 711 in said Probate Office.

SUBJECT TO:

Title to all minerals within and underlying the premises, together with all mining rights and other rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 327 page 553 in Probate Office.

Easement for ingress and egress as shown by instruments recorded in Real 156 page 710 and Real 156 page 711 in Probate Office. Said instruments are one and the same. Subject to old logging road as shown by survey of William J. Finley, dated January 6, 1987.

\$46,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously 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, we have hereunto set our hand(s) and seal(s), this 26th day of February, 19 88.

WITNESS

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR -7 PM 2:42

Deed Tax 1800

(Seal)

Rec. 250

(Seal)

Ind. 100

(Seal)

2150

Stephen C. Dean

(Seal)

Stephen C. Dean

Janet W. Dean

(Seal)

Janet W. Dean

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen C. Dean and wife, Janet W. Dean 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 26th day of February A.D., 19 88