

INSTRUMENT PREPARED WITH EVIDENCE OF TITLE

This instrument was prepared by:  
Mitchell A. Spears  
P. O. Box 91  
Montevallo, Alabama 35115

Send Tax Notice to:  
W. Michael Stough  
Route 5 Box 670  
Montevallo AL 35115

5/4  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Thirty Nine Thousand Dollars (\$539,000.00) to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, **Nora Whatley**, an unmarried woman, (herein referred to as grantors) do grant, bargain, sell and convey unto **W. Michael Stough** and wife, **Lauril Stough** (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:

PARCEL I

Commence at the Northeast corner of the NE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County Alabama and run South, along the East line of said 1/4 Section for a distance of 310.0 feet to point of beginning of herein described property; thence right 84 deg. 18 min. 21 sec. and run Southwesterly 2013.0 feet, more or less to a point of intersection with the easterly right of way line of Highway No. 119; thence left 73 deg. 23 min. and run Southwesterly along said road right of way line for a distance of 2121.83 feet, more or less to a point of intersection with the South line of said 1/4 section; thence East along the South line of said 1/4 section for a distance of 2405.8 feet, more or less to the Southeast corner of said 1/4 Section; thence North along the East line of said Section 35 for a distance of 2418.13 feet, more or less to the point of beginning.

Less and except all road right of ways.

Less and Except the following described parcel:

Commence at the SE corner of the NE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama and run West along the South line of said 1/4 section for a distance of 673.77 feet; thence right 90 deg. 00 min. and run Northerly 40.0 feet to point of beginning, said point being on the North right of way line of Long View Road, No. 24; thence continue North along last described course for a distance of 660.0 feet' thence left 90 deg. 00 min. and run Westerly 330.0 feet; thence left 90 deg. 00 min. and run Southerly 660.0 feet to a point of intersection with the North right of way line of said road; thence left 90 deg. 00 min. and run East along said road right of way line for a distance of 330.0 feet to point of beginning.

All being situated in Shelby County, Alabama.

**SUBJECT TO:** Mortgage executed on even date herewith to Grantor in the sum of \$339,000.00. Also, **SUBJECT TO:** Mortgage executed in favor of David R. Schachter, Trustee in the sum of \$170,000.00, on even date herewith.

PARCEL II

Commence at the SE corner of the NE 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama and run West along the South line of said 1/4 section for a distance of 673.77 feet; thence right 90 deg. 00 min. and run Northerly 40.0 feet to point of beginning, said point being on the North right of way line of Long View Road, No. 24; thence continue North along last described course for a distance of 660.0 feet; thence left 90 deg. 00 min. and run Westerly 330.0 feet; thence left 90 deg. 00 min. and run Southerly 660.0 feet to a point of intersection with the North right of way line of said road;

thence left 90 deg. 00 min. and run East along said road right of way line for a distance of 330.0 feet to point of beginning.

All being situated in Shelby County, Alabama.

SUBJECT TO: Mortgage executed in favor of David R. Schachter, Trustee in the sum of \$170,000.00, on even date herewith.

**THE CONVEYANCE OF BOTH PARCELS BEING SUBJECT TO:**

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 112 Page 456 and Deed Book 123 Page 728 and Deed Book 123 Page 432 and Deed Book 123 Page 433 and Deed Book 236 Page 825 and Deed Book 134 Page 112 and Deed Book 235 Page 321 and Deed Book 248 Page 372 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 124 Page 200 and Deed Book 124 Page 201 in Probate Office.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 Page 335 in Probate Office.

Less and Except any part of subject property lying within the public roads as shown by survey by W.M. Varnon dated June 7, 1988.

Subject to month to month lease to R.T. Walkins dated February 1, 1979 for land upon which one 40 feet by 280 feet building (formerly chicken house) is situated with right of access thereto, said building having been conveyed to R.T. Walkins, and said building not being conveyed as set out in Deed Book 339 Page 547.

Subject to fence lines as shown by survey of W.M. Varnon dated June 7, 1988 also subject to Pipeline as shown by survey, subject to flooding of any part of said property, part of subject property lying in wet land area as shown by survey.

BOOK 193 PAGE 408  
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 hands(s) and seal(s), this 15<sup>th</sup> day of July, 1988.

Nora Whatley (Seal)  
Nora Whatley

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 Nora Whatley 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 and official seal this 15<sup>th</sup> day of July A.D., 1988.

9/89  
My Commission Expires:

[Signature]  
Notary Public

STATE OF ALABAMA }  
SHELBY COUNTY }  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1988 JUL - 17 AM 9:54

[Signature]  
JUDGE OF PROBATE

1. Deed Tax \$ 30.00  
2. Mig. Tax       
3. Recording Fee 500  
4. Indexing Fee 100  
TOTAL 3600