

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

MAIL TAX NOTICE TO:
Mr. William A. Huggins
779 Westover Road
Harpersville, Alabama 35078

10/2

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND ONE HUNDRED EIGHTY-SEVEN AND 79/100 DOLLARS (\$14,187.79) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,
GARY MEARES, an unmarried man; and WILLIAM JOSEPH MEARES, married man, by Gary Meares, his Attorney in Fact
(Power of Attorney recorded at Real 183 page 147)
(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey all their interest unto
WILLIAM A. HUGGINS and wife, KATHERINE A. HUGGINS

(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:

Lot 3, according to the Amended Map of Shelby Oaks, as recorded in Map Book 12 Page 30 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.
- 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.
- Right-of-Way granted to Shelby County by instrument recorded in Deed Book 210 page 710 in Probate Office.
- Easement to Alabama Power Company as shown by instrument recorded in Real 171 page 722 in Probate Office.
- Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 347 in Probate Office.
- Subject to Plantation Pipeline easement on West side of Lot as shown by Map Book 11 page 101 in Probate Office.
- Agreement with Plantation Pipeline as shown by instrument recorded in Deed Book 173 page 460 in Probate Office.
- Mineral and mining rights if not owned by Grantor.

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This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute their homesteads.

\$14,187.79 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 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 GRANTEEES, 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 8th day of August, 1988.

Gary Meares (SEAL)
Gary Meares

William Joseph Meares by Gary Meares Attorney in Fact (SEAL)
William Joseph Meares by
Gary Meares, Attorney in Fact

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Meares, an unmarried 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 8th day of August, 1988.

(NOTARIAL SEAL)

[Signature]
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Joseph Meares, a married man, whose name, by Gary Meares, Attorney in Fact for William Joseph Meares, 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 Attorney in Fact and with full authority, executed the same voluntarily for and as the act of William Joseph Meares, on the day the same bears date.

Given under my hand and official seal this 8th day of August, 1988.

(NOTARIAL SEAL)

[Signature]
Notary Public
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

88 AUG 12 AM 8:50

[Signature]
JUDGE OF PROBATE

1. Doc. Fee _____
2. Mig. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00