

This form furnished by:

1598  
**Cahaba Title, Inc.**

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This instrument was prepared by:  
(Name) Daniel M. Spitler  
(Address) 108 Chandalar Drive  
Pelham, AL 35124

Send Tax Notice to:  
(Name) Michael Anthony Hall  
(Address) R. 5 Box 602  
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 ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

M. E. Hall, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Michael Anthony Hall and wife, Anita G. Hall

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTION AND EXCEPTIONS.

\$75,000.00 OF THE PURCHASE PRICE WAS PAID FROM A PURCHASE MONEY MORTGAGE EXECUTED SIMULTANEOUSLY HERewith.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

BOOK 205 PAGE 771

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.

I have hereunto set my hand(s) and seal(s), this 16th day of September, 19 88

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

M. E. Hall  
M. E. Hall (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(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 M. E. Hall, a married 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 16th day of September A.D., 19 88

Commission Expires:

Notary Public

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 3 West, described as follows: Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 2, and go South 01 deg. 45 min. 52 sec. East along the East boundary of said 1/4 1/4 Section for 49.54 feet to the Southeast corner of Lot 11, of the Meadow Green Subdivision, as recorded in Map Book 6 page 59 in the Probate Office of Shelby County, Alabama; thence North 89 deg. 17 min. 30 sec. West along the South boundary of said Subdivision for 1330.27 feet to the East boundary of Highway 119; thence South 01 deg. 09 min. 00 sec. East, along said East boundary for 555.24 feet; thence North 89 deg. 48 min. 13 sec. East for 420.00 feet; thence South 01 deg. 21 min. 15 sec. East for 210.00 feet to the North boundary of Highway No. 22; thence South 89 deg. 37 min. 00 sec. East along said North boundary for 308.47 feet to the beginning of a curve to the right having a central angle of 30 deg. 33 min. 50 sec. and a radius of 1210.31 feet; thence Easterly along said curve for 645.63 feet to the East boundary of said 1/4 1/4 Section; thence North 01 deg. 45 min. 52 sec. West along said East boundary for 922.00 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of above described property which lies between existing fence, as shown on survey of James A. Riggins, dated February 22, 1988, along Easterly boundary of said property and the East property line as described above.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 136 page 335; Deed Book 143 page 434 and Deed Book 87 page 277 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 124 page 179 in Probate Office.

Less and except any part of subject property which lies between existing fence, as shown on survey of James A. Riggins, dated February 22, 1988, along Easterly boundary of subject property and the East property line as described herein.

BOOK 205 PAGE 772

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

88 SEP 23 AM 8:57

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 50.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	56.00