

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars and other good and valuable consideration

to the undersigned grantor, Weatherly Enterprises, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

W. Paul Yeager and Clara Y. Yeager

(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:

An exclusive and perpetual easement over and across Parcels A and B hereinafter described for
the use of grantees, their heirs, successors and assigns, for ingress and egress, construction
and maintenance of a roadway, and for the installation and maintenance of public utilities.
Grantees, their heirs, successors and assigns, shall have the right and power to dedicate
Parcels A and B as a public road or street to any municipal corporation in which said pro-
perty may be located, if any, or to Shelby County.

Grantees, their heirs, successors and assigns, shall have the right to fence and/or install a
gate, at grantees' option, on any portion of said Parcel A. Grantees agree that Parcel B
may be used by any person, firm or corporation receiving authority to do so from grantor.
The easement over Parcel B shall terminate at such time as Parcel B is dedicated as a public
street and the current street known as King's Crest Lane is extended to cover said Parcel B.
Grantees will not have the right to put a gate or fence over or across Parcel B.

Said Parcel A and Parcel B being described as follows:

Parcel A:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 20 South,
Range 2 West and run South 83 deg. 54 min. 55 sec. East along the South boundary line of the
NW $\frac{1}{4}$ of Section 21, Township 20 South, Range 2 West a distance of 1516.09 feet to the point of
beginning. Thence turn an angle to the right and run South 43 deg. 10 min. 08 sec. West a dis-
tance of 540.66 feet to a point on the North R.O.W. line of King's Crest Lane; thence turn an
angle to the left and run North 76 deg. 54 min. 29 sec. East a distance of 108.03 feet to a
point; thence turn an angle to the left and run North 43 deg. 10 min. 08 sec. East a distance
of 507.12 feet to a point on the South boundary line of the NW $\frac{1}{4}$ of Section 21, Township 20
South, Range 2 West; thence turn an angle to the left and run North 83 deg. 54 min. 55 sec.
West along the South boundary line of the NW $\frac{1}{4}$ of Section 21, Township 20 South a distance of
82.27 feet to the point of beginning.

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Parcel B:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 20 South,
Range 2 West and run South 83 deg. 54 min. 55 sec. East along the South boundary line of the
NW $\frac{1}{4}$ of Section 21, Township 20 South, Range 2 West a distance of 1516.09 feet to a point;
thence turn an angle to the right and run South 43 deg. 10 min. 08 sec. West a distance of
540.66 feet to a point on the North Right-of-way line of King's Crest Lane, said point being
the point of beginning. Thence turn an angle to the left and run South 13 deg. 05 min. 31 sec.

(CONTINUED ON REVERSE SIDE)

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Steve Chambers,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of February 19 89.

ATTEST:

WEATHERLY ENTERPRISES, INC.

By *Steve Chambers*
Steve Chambers, AS ITS President

Secretary

STATE OF Alabama
COUNTY OF Shelby

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Steve Chambers
whose name as President of Weatherly Enterprises, 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,

Given under my hand and official seal, this the 8 day of February 19 89.

P.O. Box 67
Pelham, AL

Deborah Chance
My Commission expires November 4, 1990
Notary Public

Return to:

ALBAMA 035

TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF

Recording Fee \$
Deed Tax \$

This form furnished by

Lauyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA

(CONTINUED FROM FRONT SIDE)

East a distance of 60.00 feet to point on the South R.O.W. line of King's Crest Lane; thence turn an angle to the left and run North 76 deg. 54 min. 29 sec. East a distance of 108.03 feet to a point; thence turn an angle to the left and run North 13 deg. 05 min. 31 sec. West a distance of 60.00 feet to a point on the North R.O.W. line of King's Crest Lane; thence turn an angle to the left and run South 76 deg. 54 min. 29 sec. West a distance of 108.03 feet to the point of beginning.

All of the above described property being situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

WEATHERLY ENTERPRISES, INC.

By *Steve Chamber*
As Its President

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

89 FEB 10 AM 10:42

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.50
2. Mtg Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.50

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