

This form furnished by:

**Cahaba Title, Inc.**

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71Y  
This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. and Mrs. Andrew Hill, Jr.  
(Address) 1304 1st Avenue West  
Alabaster, Alabama 35007

**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 THOUSAND AND NO/100 (\$60,000.00) ----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JAMES H. MANN and wife, MARGENE D. MANN

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

ANDREW HILL, JR. and wife, ELLA JEAN HILL

(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:

Commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of  
Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence  
Easterly along the North line of said 1/4 1/4 Section a distance of 257.06 feet to a  
point; thence turn 120 deg. 40 min. 00 sec. right and run 236.32 feet to a point;  
thence turn 89 deg. 00 min. 00 sec. left and run 73.72 feet to the point of  
beginning of the property being described; thence continue along last described  
course a distance of 125.00 feet to a point on the Westerly margin of 13th Street NW  
in Alabaster, Alabama; thence turn 89 deg. 51 min. 34 sec. right and run  
Southwesterly along said margin of said street a distance of 121.91 feet to a point;  
thence turn 88 deg. 10 min. 32 sec. right to chord and run Northwesterly along the  
Northerly margin of 1st Avenue (Highway No. 44) a chord distance of 125.01 feet to a  
point; thence turn 91 deg. 49 min. 28 sec. right from chord and run Northeasterly a  
distance of 126.17 feet to the point of beginning; being situated in Shelby County,  
Alabama.

**SUBJECT TO:**

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in  
Deed Book 125 page 524; Deed Book 129 page 34 and Deed Book 150 page 362 in Probate  
Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 155 page  
397 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining  
rights and other rights, privileges and immunities relating thereto, including  
rights set out in Deed Book 48 page 461 in Probate Office of Shelby County, Alabama.  
\$50,000.00 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 5th  
day of June, 19 89

**WITNESS**

1. Deed Tax \$ 10.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 14.50

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that James H. Mann and wife, Margene D. Mann  
whose name s 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 5th day of June A.D., 19 89

1/25/90

My Commission Expires:

Notary Public