

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

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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. J. P. Northcutt  
(Address) \_\_\_\_\_

**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 THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 -----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. J. NOLEN and wife, RUBY LEE NOLEN

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

J. P. NORTHCUTT and wife, SHIRLEY A. NORTHCUTT

(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:

A parcel of land situated in the SW 1/4 of Section 17, Township 21 South, Range 2 West, described as follows: Commence at the NW corner of the SW 1/4 of Section 17 go South 43 deg. 45 min. 00 sec. East for 29.00 feet; thence South 01 deg. 20 min. 00 sec. East for 245.30 feet; thence South 44 deg. 55 min. 24 sec. East for 452.42 feet to the point of beginning; thence North 78 deg. 38 min. 38 sec. East for 127.20 feet; thence South 18 deg. 28 min. 42 sec. East for 260.06 feet to the North line of Arthur and Alma Ludwig property; thence South 79 deg. 36 min. 54 sec. West for 164.61 feet; thence North 10 deg. 12 min. 06 sec. West for 255.27 feet to the point of beginning. Being situated in Shelby County, Alabama.

Also included in the conveyance is a non-exclusive easement for ingress and egress and all utilities along that certain private road as shown by the survey of James A. Riggins, dated March 4, 1989, attached as Exhibit "A" and incorporated herein, and also conveyed subject to said joint usage by other property owners having the right to use said road.

**SUBJECT TO:**

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 212 page 136 and Deed Book 245 page 94 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 126 page 495 in Probate Office of Shelby County, Alabama.

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 27th day of June, 19 89

WITNESS

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

J. J. Nolen (Seal)  
Ruby Lee Nolen (Seal)  
Ruby Lee Nolen (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

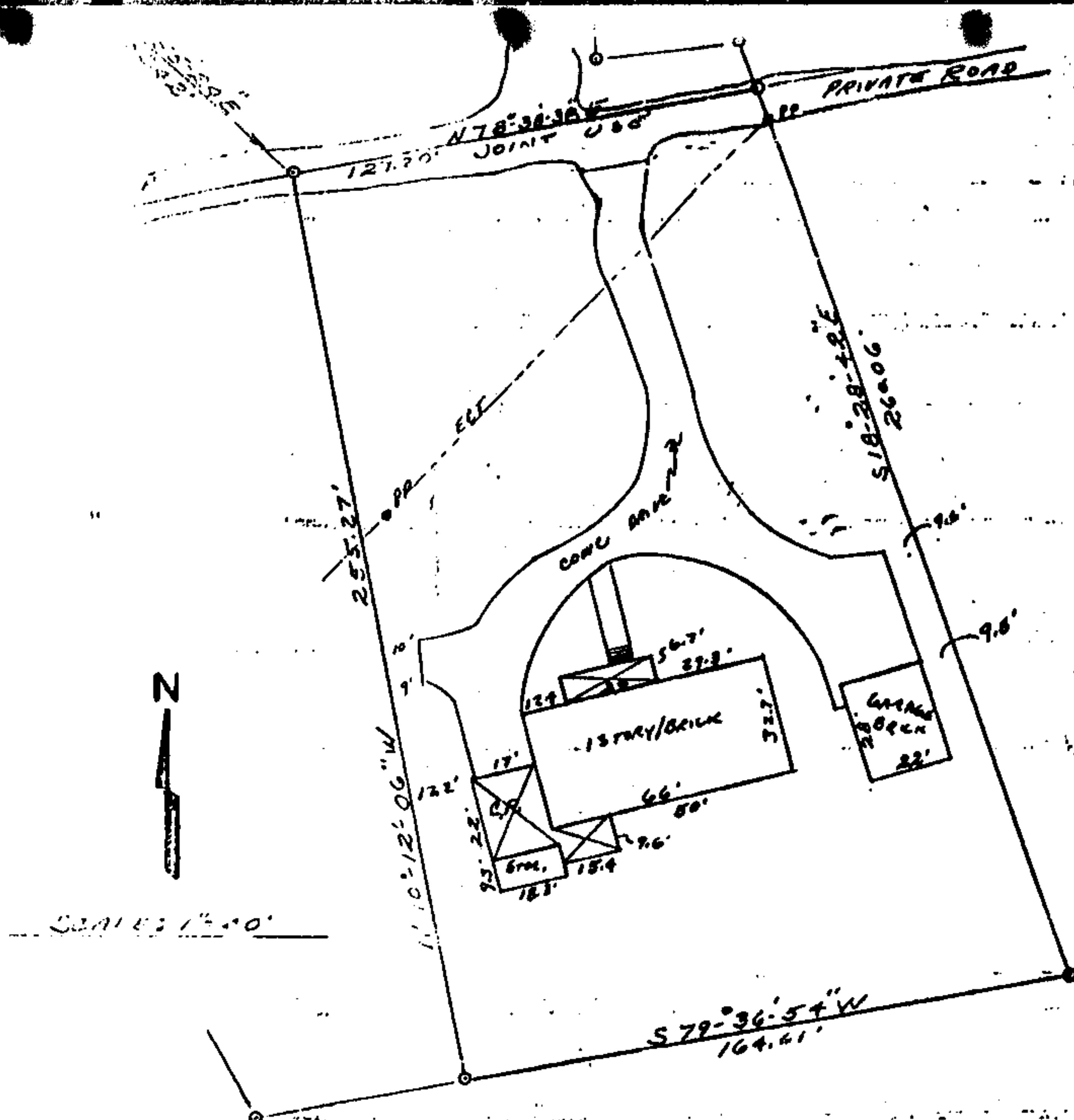
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. J. Nolen and wife, Ruby Lee Nolen whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June A.D., 19 89

1/25/90

My Commission Expires:

Notary Public



STATE OF ALABAMA:  
COUNTY OF SHELBY:

I, James A. Riggins, a registered Land Surveyor in the State of Alabama, hereby certify that the foregoing is a true and correct map of a parcel of land situated in the S.W. 1/4 of Section 17, Township 21 South, Range 2 West, described as follows:

Commence at the N.W. Corner of the S.W. 1/4 of Section 17 go South 43 Degrees 45 Minutes 00 Seconds East for 29.00 feet; thence South 01 Degrees 20 Minutes 00 Seconds East for 245.30 feet; thence South 44 Degrees 55 Minutes 24 Seconds East for 452.42 feet to the Point of Beginning; thence North 78 Degrees 38 Minutes 38 Seconds East for 127.20 feet; thence South 18 Degrees 28 Minutes 42 Seconds East for 260.06 feet; thence South 79 Degrees 36 Minutes 54 Seconds West for 164.61 feet; thence North 10 Degrees 12 Minutes 06 Seconds West for 255.27 feet to the Point of Beginning, containing 0.86 Acres more or less.

That the buildings now erected on subject property are within the boundaries of same; that there are no encroachments by buildings on adjoining property; that there are no easements, rights of way, or joint driveways over or across subject property visible on the surface, except as shown; that there are no electric or telephone wires, excluding wires which serve the premises only, or structures or supports therefor, including poles, anchors, and guy wires on or over subject property, except as shown; that subject property is not in a flood prone area according to Flood Insurance Rate Map No. 010191 0135 B, Dated September 18, 1982.

DATE: MARCH 4, 1989

SIGNED: James A. Riggins  
James A. Riggins Reg. No. 9428

89 JUL -5 AM 10:48

John W. Riggins, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>140.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>8.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>148.00</u>

EXHIBIT "A"