

This form furnished by: **Cahaba Title, Inc.** 983-5600

This instrument was prepared by:
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW
(Address) P. O. Box 360345
B'ham, AL 35236

Send Tax Notice to: Janet M. Smith
(Name) and Vanda L. Speegle
(Address) 39 Shades Crest Rd.
B'ham, AL 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$68,250.00)

That in consideration of Sixty Eight Thousand Two Hundred Fifty and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles Randal Pate and wife, Felicia Suzanne Fowler Pate, and
David F. Fowler, Jr., a married man,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Janet M. Smith and Vanda L. Speegle

(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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Taxes for the year 1990 which are a lien but not yet due and payable until October 1, 1990.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 189, page 8 in Probate Office.
3. Rights, if any, of property owners adjoining on the North in and to that portion of insured premises lying between the North property and fence inside said line, as shown on survey of Grady Headrick.
4. Attention is directed to the fact that the plat of survey by Grady Headrick shows that the fences do not coincide with the property lines.

The described property does not constitute a part of the homestead of David F. Fowler, Jr. and his spouse.

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 ~~he~~(we) do for ~~myself~~(ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~he~~(we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~he~~(we) have a good right to sell and convey the same as aforesaid; that ~~he~~(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 13th day of February, 19 90

WITNESS

(Seal)

(Seal)

(Seal)

Charles Randal Pate (Seal)
CHARLES RANDAL PATE
Felicia Suzanne Fowler Pate (Seal)
FELICIA SUZANNE FOWLER PATE
David F. Fowler, Jr. (Seal)
DAVID F. FOWLER, JR.

STATE OF ALABAMA
JEFFERSON

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Randal Pate and wife, Felicia Suzanne Fowler Pate and David F. Fowler, Jr., a married man whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, A.D., 19 90

MY COMMISSION EXPIRES: 10/31/91

BOOK 280 PAGE 169

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

90 FEB 26 AM 10:35

JUDGE OF PROBATE

EXHIBIT "A"

1. Deed Tax	6.95
2. Mtg. Tax	5.00
3. Recording Fee	4.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	19.95

PARCEL I:

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence run North along the East line of said 1/4-1/4 Section a distance of 23.75 feet to a point in the center line of a dirt road; thence turn left 90 degrees 00 minutes and run along the center line of said road a distance of 249.65 feet; thence turn right 21 degrees 30 minutes and continue along center line a distance of 115.10 feet to the point of beginning; thence turn left 08 degrees 10 minutes and continue along center line a distance of 141.77 feet; thence turn right 90 degrees 00 minutes a distance of 210 feet; thence turn right 90 degrees 00 minutes a distance of 210 feet; thence turn right 90 degrees 00 minutes a distance of 210 feet; thence turn right 90 degrees 00 minutes a distance of 68.23 feet to the point of beginning.

Also, a 30-foot right of way from the above described parcel to the Public Road, more particularly described as follows: Commence at the Southwest corner of said parcel; thence run East along the Southerly property line of said parcel a distance of 141 feet; thence right 8 degrees 10 minutes a distance of 115 feet; thence left 21 degrees 30 minutes a distance of 1029 feet; thence left 65 degrees 30 minutes a distance of 151 feet; thence right 10 degrees 00 minutes a distance of 131 feet; thence right 09 degrees 00 minutes a distance of 310 feet; thence right 19 degrees 20 minutes a distance of 130 feet; thence right 11 degrees 50 minutes a distance of 95 feet; thence left 39 degrees 50 minutes a distance of 161 feet; thence right 17 degrees 00 minutes a distance of 332 feet; thence right 26 degrees 30 minutes a distance of 510 feet to the Westerly right of way of Shelby County Highway No. 55; being situated in Shelby County, Alabama.

PARCEL II:

A parcel or tract of land situated in the NW 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, being more particularly described as follows: Commence at the NE corner of said 1/4-1/4 as point of beginning; thence run West along the North line of said 1/4-1/4 a distance of 1,320.63 to the NW corner of said 1/4-1/4; thence turn 90 degrees 28 minutes left and run South along the West line of said 1/4-1/4 a distance of 873.41 feet; thence turn 79 degrees 20 minutes left and run 64.20 feet; thence turn 18 degrees 18 minutes right and run 67.85 feet; thence turn 11 degrees 09 minutes right and run 97.55 feet; thence turn 12 degrees 30 minutes left and run 111.18 feet; thence turn 9 degrees 36 minutes right and run 185.24 feet; thence turn 41 degrees 52 minutes left and run 67.24 feet; thence turn 16 degrees 10 minutes right and run 113.80 feet; thence turn 7 degrees 33 minutes right and run 218.25 feet;

thence turn 3 degrees 47 minutes left and run 188.67 feet; thence turn 7 degrees 06 minutes right and run 86.79 feet; thence turn 21 degrees 36 minutes left and run 225.47 feet to the East line of said 1/4-1/4; thence turn left and run North along said East line 1311 feet to the Northeast corner and the point of beginning; being situated in Shelby County, Alabama.

PARCEL III:

A parcel of land in the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 18 South, Range 1 East, and being more particularly described as follows: Beginning at the NE corner of the NE 1/4 of SE 1/4 of Section 35, Township 18 South, Range 1 East; thence proceed along the 1/4 Section line in a Westerly direction 625 feet to an iron; thence turn a deflection angle of 90 degrees 00 minutes to the left and proceed in a Southerly direction 280 feet to an iron; thence turn a deflection angle of 90 degrees 00 minutes to the left and proceed in an Easterly direction 625.00 feet to an iron; thence turn a deflection angle of 88 degrees 42 minutes to the left and proceed in a Northerly direction 280.25 feet to an iron which is the point of beginning; being situated in Shelby County, Alabama.

ALL MINERAL AND MINING RIGHTS ARE ALSO CONVEYED ALONG WITH AN EASEMENT FOR A WATER LINE LOCATED 25 FEET FROM THE CENTERLINE OF THE EXISTING DIRT COUNTY MAINTAINED ROAD ACROSS THE PROPERTY DESCRIBED AS PARCEL III HEREINABOVE.