

This instrument was prepared by
(Name) Daniel M. Spittler, Esq.
(Address) 108 Chandler Drive
Peiham, Alabama 35124

Send Tax Notice to:
Carl B. Story

2456 Jonestown Dr.
Peiham, Alabama 35124
35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Seven Thousand Six Hundred Twenty-five and 00/100's*** Dollars (\$77,625.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JOHN F. De BUYS, JR., a married man, J. FORRESTER De BUYS, III, an unmarried man, and HOLLY V. De BUYS, an unmarried woman (hereinafter referred to as grantor), do grant, bargain, sell and convey unto CARL B. SHORY, husband, and DONNA L. SHORY, his wife (hereinafter referred to as grantee,), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the West 1/2 of the NW 1/4 of Section 20, Township 20 South, Range 2 West, being more particular described as follows: Commence at the SW corner of the NW 1/4 of Section 20, and run north along the Section line 1316.10 feet; thence turn 66 degrees 22 minutes 52 seconds right and run Northeasterly 259.87 feet to the point of beginning; thence continue running along last described course 632.00 feet; thence turn 98 deg. 17 min. 08 sec. right and run Southeasterly 871.15 feet to a point on the Northwesternly right of way of Shelby Co. Highway No. 11; thence turn 73 deg. 39 min. 43 sec. right to the tangent of a curve to the left, said curve having a radius of 4976.00 feet and a central angle of 4 deg. 00 min; thence run Southwesterly along said right of way 347.99 feet; thence turn 91 deg. 56 min. 50 sec. right from the tangent of said curve and run Northwesternly 937.222 feet to the point of beginning; being situated in Shelby County, Alabama.

Grantors herein expressly reserve for themselves and their devisees, heirs and assigns, two non-exclusive easements for ingress, egress and all utilities over and across the above described property, as more particularly set out in the said two easement descriptions set out immediately below: No.1 Easement - Commence at the SW corner of the NW 1/4 of Section 20, go North 00 Degrees 00 Minutes 00 Seconds East for 1315.19 feet to an existing iron pin; thence North 66 Degrees 22 Minutes 52 Seconds East for 721.74 feet to a point on the center of an existing chart road and the Point of Beginning; thence 30.00 feet either side of and parallel to a centerline as follows, go South 80 Degrees 35 Minutes 29 Seconds East for 163.57 feet; thence South 22 Degrees 27 Minutes 18 Seconds East for 159.67 feet to the end of said easement. No.2 Easement - A parcel of land 30.00 feet in width, lying West of and parallel to Easterly Boundary of the above described property described as follows: begin at the NE corner of the above described property and go South 15 Degrees 20 Minutes 00 Seconds East for 871.15 feet to the North Boundary of Shelby County Highway No. 11 and the end of said easement.

Subject to all easements and restrictions of record.

Mineral and mining rights excepted if not owned by Grantors.

This property does not constitute the homestead of the Grantors.

TO HAVE AND TO HOLD to the said grantee, for and during the 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 each survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her or 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 said GRANTEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 5th day of March, 1990.

John F. De Buys, Jr. (SEAL)
John F. De Buys, Jr.

J. Forrester De Buys, III (SEAL)
J. Forrester De Buys, III

Holly V. De Buys (SEAL)
Holly V. De Buys

✓
Daniel M. Spittler

STATE OF ALABAMA)
COUNTY OF Tetcherson

GENERAL ACKNOWLEDGMENT

I, J. Fred Powell, a Notary Public in and for said County, in said State, hereby certify that John F. De Buys, Jr., 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 5th day of March, 1990.

[Signature]
Notary Public

STATE OF ALABAMA)
COUNTY OF

GENERAL ACKNOWLEDGMENT

I, J. Fred Powell, a Notary Public in and for said County, in said State, hereby certify that J. Forrester De Buys, III, an unmarried 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 5th day of March, 1990.

[Signature]
Notary Public

STATE OF ALABAMA)
COUNTY OF

GENERAL ACKNOWLEDGMENT

I, J. Fred Powell, a Notary Public in and for said County, in said State, hereby certify that Holly V. De Buys, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 1990.

[Signature]
Notary Public

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

90 MAR -8 PM 2: 25

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 78.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 4.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 88.00