

This form furnished by:

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This instrument was prepared by:

(Name) William E. Swatek
(Address) P.O. Box 1801
Alabaster, Al. 35007

Send Tax Notice to:

(Name) William T. Viars
(Address) P.O. Box 13
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

500.00

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other Good and Valuable Consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Thomas Viars

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

William Thomas Viars, a married man, James C. Viars, a married man, and

Myrtle Lee Brasher, a married woman

(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 Legal Description (Exhibit "A")

Subject to existing easements, restrictions, set-back lines, rights of way limitations, if any, of record.

It is specifically agreed that a LIFE ESTATE is reserved to MYRTIE B. VIARS, and therefore, this deed is SUBJECT TO SAID LIFE ESTATE. Upon the death of Myrtle B. Viars, title shall vest in William Thomas Viars, James C. Viars and Myrtle Lee Brasher.

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, I have hereunto set my hand(s) and seal(s), this April day of 19 90

WITNESS

(Seal)

(Seal)

(Seal)

William T. Viars (Seal)
William Thomas Viars
Myrtle B. Viars (Seal)
Myrtle B. Viars

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, Patsy S. Parker, a Notary Public in and for said County, in said State, hereby certify that William Thomas Viars and Myrtle B. Viars 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April A.D., 19 90

4-15-93

My Commission Expires:

Patsy S. Parker
Notary Public

Commence at the Northeast corner of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama and run thence easterly along the North line of Section 24 a distance of 969.58 feet to a point. Thence turn a deflection angle of 78 deg. 58' 31" to the right and run southerly a distance of 722.85 feet to a point. Thence turn a deflection angle of 89 deg. 19' 8" right and run westerly into Section 23 a distance of 1,211.77 feet to a point on the west right-of-way line of Highway North 52 and the point of beginning of the property being described. Thence turn a deflection angle of 19 degrees 45' 02" to the right and run westerly along an existing fence line a distance of 172.71 feet to a point. Thence turn a deflection angle of 93 deg. 5' 03" to the right and run northerly a distance of 100.0 feet to a point. Thence turn a deflection angle of 86 degrees 54' 57" right and run easterly a distance of 134.11 feet to a point on the westerly right of way line of said highway no. 52. Thence turn a reflection angle of 71 deg. 35' 32" right to cord and run along the arc of a curve to the left (having a central angle of 18 deg. 38' 0" and a radius of 325.0 feet). An arc distance of 105.69 feet to the point of beginning containing 0.35 of an acre.

There is an additional parcel of land that is fenced and has been in the continuous possession of the owner for a period of time exceeding ten (10) years. It is my opinion that the original deed intended to convey this parcel with the just described parcel as a single piece of property but deed was drafted without survey or knowledge of the rights of way of Highway No. 52 or the L&N Railroad right-of-way. The following description incorporates this undescribed portion of land into the previously described parcel of land to comprise a single parcel, however, Survconn engineers and surveyors and Joseph E. Conn, Jr., as surveyor do not warrant or certify to the actual ownership of this second additional parcel of land.

Commence at the NE corner of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama and run thence easterly along the North line of Section 24 a distance of 969.58 feet to a point. Thence turn a reflection angle of 78 degrees 58' 31" to the right and run southerly a distance of 722.85 feet to a point. Thence turn a reflection angle of 89 deg. 19' 08" right and run westerly into Section 23 a distance of 1,211.77 feet to a point on the west right of way line of Highway No. 52 and the point of beginning of the property being described. Thence turn a deflection angle of 19 deg. 45' 02" to the right and run westerly along an existing fence line a distance of 230.51 feet to a point at an existing fence corner. Thence turn a deflection angle of 89 deg. 57' right and run northerly along a fence line a distance of 100.0 feet to an existing fence corner. Thence turn a deflection angle of 89 deg. 48' to the right and run easterly along an existing fence line a distance of 63.81 feet to a point. Thence turn a deflection angle of 93 deg. 20' 03" left and run northerly a distance of 0.07 feet to an existing steel pin corner. Thence turn a deflection angle of 86 deg. 54' 57" right and run easterly a distance of 134.11 feet to a point on the westerly right-of-way line of Highway No. 52. Thence turn a deflection angle of 71 deg. 35' 32" right to cord and run along the arc of a curve to the left (having a central angle of 18 deg. 38' 0" and a radius of 325.0 feet) an arc distance of 106.69 feet to the point of beginning, containing 0.49 of an acre.

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

90 APR 19 PM 1:24

Thomas G. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mfg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 9.50