

This form furnished by:

429  
**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Robert Allen Newcomb  
(Address) 206 Chestnut Circle  
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 ONE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100ths (\$107,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred E. Pringle, Jr. and wife, Deborah H. Pringle  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Allen Newcomb and wife, Jacqueline K. Newcomb

(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, the following described real estate situated in Shelby County,

Alabama, to wit: to the Map of Dogwood Forest, an unrecorded subdivision, being more particularly described as follows: Commence at the SW corner of the SW 1/4, of the SE 1/4 of Section 13, Township 21 South, Range 3 West; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 992.65 feet; thence turn an angle to the right of 131 deg. 39 min. 38 sec. for a distance of 507.30 feet; thence turn an angle to the left of 16 deg. 03 min. 18 sec. for a distance of 105.0 feet to the Point of Beginning; thence turn an angle to the right of 96 deg. 13 min. 33 sec. for a distance of 344.76 feet to the Northerly right of way line of Chestnut Circle and the point of beginning of a curve to the right having a central angle of 94 deg. 11 min. 19 sec. and a radius of 50.0 feet; thence run along the arc of said curve for a distance of 82.20 feet to a point of reverse curve having a central angle of 42 deg 50 min and a radius of 25.0 feet; thence run along the arc of said curve for a distance of 18.69 feet to the end of said curve; thence continue along said right of way for a distance of 28.74 feet to the point of beginning of a curve to the left having a central angle of 72 degrees 09 min. 07 sec. and a radius of 180.0 feet; thence run along the arc of said curve for a distance of 226.67 feet to the point of reverse curve having a central angle of 12 deg. 13 min. 16 sec. and a radius of 280.0 feet; thence run along the arc of said curve for a distance of 59.72 feet to the end of said curve; thence turn an angle to the left of 83 deg. 53 min. 23 sec. as measured from the chord for a distance of 481.65 feet; thence turn an angle to the left of 31 deg. 01 min. 38 sec. for a distance of 22.11 feet; thence turn an angle to the left of 53 deg. 31 min. 20 sec. for a distance of 225.01 feet to the Point of Beginning.

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

\$47,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

|                  |       |          |
|------------------|-------|----------|
| 1. Deed Tax      | ----- | \$ 60.00 |
| 2. Mtg. Tax      | ----- | \$       |
| 3. Recording Fee | ----- | \$ 2.58  |
| 4. Indexing Fee  | ----- | \$ 3.00  |
| 5. No Tax Fee    | ----- | \$       |
| 6. Certified Fee | ----- | \$ 1.00  |
| Total            | ----- | \$ 66.58 |

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.

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 3rd day of May 19 90.

WITNESS

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

90 MAY -7 PM 1:30

JUDGE OF PROBATE

Fred E. Pringle Jr. (Seal)  
Fred E. Pringle, Jr. (Seal)

Deborah H. Pringle (Seal)  
Deborah H. Pringle (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 Fred E. Pringle, Jr. & wife, Deborah H. Pringle

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 3rd day of May A.D., 19 90

3-10-91