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710

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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) Mr. Kent W. Rush

(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 FIVE THOUSAND FIVE HUNDRED AND NO/100ths (\$5,500.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Howard Seale and wife Maudine Helms Seale

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

Kent W. Rush and wife, Nancy A. Rush

(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:

A tract of land located in the Southwest Quarter of the Northwest Quarter of Section 18 - Township 21 South - Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commence at a point on the Northeast line of Lot 1, Block 1, Parker's Subdivision as recorded, said point being five feet Northwest of the most Easterly corner of said lot, thence looking Northwesterly along said lot line, turn 84 degrees 19 minutes right Northeasterly 75.73 feet to the point of a curve to the right, said curve being subtended by a central angle of 23 degrees 17 minutes 10 seconds, and having a radius of 348.33 feet, and thence around the arc of said curve 141.57 feet to the point of beginning of tract of land herein described, said point of beginning being on the arc of a curve to the right, said curve being subtended by a central angle of 16 degrees 42 minutes 50 seconds, and having a radius of 348.33 feet, thence around the arc of curve 101.56 feet to the point of tangent, thence along said tangent 7.09 feet, thence 90 degrees 0 minutes left in a Northerly direction 279.15 feet, thence 90 degrees 17 minutes 50 seconds left Westerly a distance of 100.13 feet, thence 106 degrees 25 minutes left, Southeasterly 305.76 feet to the point of beginning.

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

5.50
3.50
3.20
1.00
12.20
Total

48 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 of such survivor forever.

300 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.

BOOK IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11th day of July, 19 90.

WITNESS

STATE OF ALA. SHELBY Co.
I CERTIFY THIS

(Seal)

90 JUL 12 PM 1:36

(Seal)

(Seal)

James Howard Seale (Seal)
James Howard Seale
Maudine Helms Seale (Seal)
Maudine Helms Seale

(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 James Howard Seale and wife, Maudine Helms Seale

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 11th day of July, A.D., 19 90

23-93