

This instrument was prepared by

87

(Name) CONWILL & JUSTICE, P.C.
P.O. Box 557
(Address) Columbiana, AL 35051



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 18481 • PHONE (205) 338-8938
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTEEN THOUSAND THREE HUNDRED FORTY-FIVE AND no/100---DOLLARS

to the undersigned grantor, **HEN-SONS, LTD.,** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ **PHILLIP E. BARBER and DANA M. BARBER**

(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.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

GRANTEES' ADDRESS:

✓ 250 Brandy Lane
Harpersville AL 35078

BOOK 320 PAGE 367

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, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXXXX~~ General Partner who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of November 1990.

ATTEST:

HEN-SONS, LTD.

By Roland H. Henson
General Partner

STATE OF ALABAMA
COUNTY OF SHELBY

I, _____ the undersigned
State, hereby certify that **ROLAND H. HENSON**
whose name as ~~XXXXXXXX~~ General Partner of **HEN-SONS, LTD.**
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

27TH day of

November

1990.

A. Henson
Notary Public

Form ALA-33

✓ Phillip Barber

HEN-SONS, LTD. to
BARBER

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East, and being more particularly described as follows:

Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 271.98 feet; thence turn right 91°24'40" and run Easterly 992.34 feet; thence turn right 98°51'19" and run 35.98 feet; thence turn right 84°46'03" and run 56.35 feet; thence turn left 97°00'08" and run 52.88 feet; thence turn right 36°57'36" and run 226.06 feet; thence turn right 56°41'50" and run 287.61 feet; thence turn left 0°18'51" and run 514.22 feet to the point of beginning. Containing 5.58 acres.

ALSO a 50 foot easement for ingress, egress and utilities lying 25 feet each side of the following described line:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 271.98 feet; thence turn right 91°24'40" and run 292.64' to the beginning of the centerline of said easement; thence turn left 91°20'40" and run 418.85 feet to a point, said point being the intersection of the South line of Clearview Estates 1st Sector, as recorded in Map Book 12, page 31, in the Office of Probate, Shelby County, Alabama, and the centerline of Brandy Lane (50' R.O.W.) said point also being the end of said easement centerline.

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT FOR ANY PURPOSES WHATSOEVER, AND NO MOBILE HOME SHALL BE LOCATED ON SAID PROPERTY.~~

11-29-90
R.H.H.
DB

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

90 DEC -3 PM 4:13

JUDGE OF PROBATE

1. Deed Tax	15.50
2. Mtg. 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	24.50

BOOK 320 PAGE 368