

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 91 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: AARON BOLES, JR.  
(Name) \_\_\_\_\_  
(Address) 1031 11th Ave. North  
Bessemer AL 35020

\*\*\*\*\*MINIMUM VALUE \$1,000.00\*\*\*\*\*

**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 (\$1.00) Dollar 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, JOHNNIE B. WALLACE, a married woman and JANE TIMMONS, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto AARON BOLES, JR. and wife, JOYCE K. BOLES

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,  
AS THOUGH FULLY SET OUT HEREIN.

BOOK 374 PAGE 700

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 8th day of March, 1991.

WITNESS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
(Seal)  
(Seal)

Johnnie B. Wallace (Seal)  
JOHNNIE B. WALLACE  
Jane Timmons (Seal)  
JANE TIMMONS  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHNNIE B. WALLACE and JANE TIMMONS 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 8th day of March, A.D., 1991  
MY COMMISSION EXPIRES 5/4/93

AMERICAN

EXHIBIT "A"

Two parcels of land located in the SW 1/4 of the SW 1/4 of Section 33, and the SE 1/4 of the SE 1/4 of Section 32, all in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of Section 33, Township 21 South, Range 2 West, said corner having coordinates of N 1148030.11 and E 726061.70; thence run N 00 degrees 15 minutes 57 seconds West a distance of 59.74 feet to a point having coordinates of N 1148089.85 and E 726061.42; thence run N 00 degrees 16 minutes 27 seconds West a distance of 74.01 feet to a point having coordinates of N 1148163.86 and E 726061.07; thence run South 88 degrees 01 minutes 24 seconds East a distance of 283.50 feet to a point having coordinates of N 1148154.08 and E 726344.40; thence run North 07 degrees 08 minutes 39 seconds West a distance of 305.02 feet to a point having coordinates of N 1148456.74 and E 726306.47; thence run North 88 degrees 01 minutes 59 seconds West a distance of 217.63 feet to a point having coordinates of N 1148464.21 and E 726088.97; thence run South 09 degrees 45 minutes 53 seconds West a distance of 168.09 feet to a point having coordinates of N 1148298.55 and E 726060.46; thence run North 88 degrees 32 minutes 41 seconds West a distance of 208.78 feet to a point having coordinates of N 1148303.85 and E 725851.75; thence run North 00 degrees 33 minutes 21 seconds West a distance of 408.11 feet to a point having coordinates of N 1148711.94 and E 725847.79; thence run South 84 degrees 55 minutes 00 seconds East a distance of 250.84 feet to a point having coordinates of N 1148689.72 and E 726097.64; thence run North 02 degrees 12 minutes 11 seconds East a distance of 120.73 feet to a point having coordinates of North 1148810.36 and E 726102.29; thence run North 74 degrees 48 minutes 08 seconds East a distance of 372.98 feet to a point having coordinates of N 1148908.14 and E 726462.23; thence run South 06 degrees 33 minutes 57 seconds East a distance of 354.94 feet to a point having coordinates of N 1148555.53 and E 726502.81; thence run south 15 degrees 27 minutes 35 seconds West a distance of 542.17 feet to a point having coordinates of N 1148032.98 and E 726358.29; thence run South 89 degrees 26 minutes 44 seconds West a distance of 296.60 feet to the point of beginning. Said combined parcels containing 7.42 acres, more or less.

SUBJECT TO:

A roadway for ingress and egress across said property.

From the point of intersection of the west R.O.W. of way line of the L & N Railroad and the northerly right of way line of County Road No. 22, as beginning point, run southwesterly along said highway right of way line for 120 feet; thence deflect right 90 degrees for 93 feet; thence deflect right 46 degrees 30 minutes for 329.8 feet to the section line; thence run easterly along the section line to the L & N right of way line; thence southerly along said L & N right of way line to the P.O.B.

The above described real estate does not constitute the homestead of either of the Grantors herein, nor that of their respective spouses, neither is it contiguous thereto.

Each of the above designated Grantors hereby conveys her undivided 1/3 interest, as tenants in common, in and to the above described real estate.

DATED: Mar 8, 1991

Johnnie B. Wallace  
JOHNNIE B. WALLACE

Jane Timmons  
JANE TIMMONS

Witnessed by [Signature]

MY COMMISSION EXPIRES 5/4/93

AMERICA'S FIRST CREDIT UNION

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

91 NOV 25 PH 2:30

[Signature]  
JUDGE OF PROBATE

|                  |          |
|------------------|----------|
| 1. Deed Tax      | \$ 1.00  |
| 2. Mtg. Tax      |          |
| 3. Recording Fee | \$ 5.90  |
| 4. Indexing Fee  | \$ 3.00  |
| 5. No Tax Fee    |          |
| 6. Certified Fee | \$ 1.00  |
| Total            | \$ 10.90 |

BOOK 374 PAGE 701