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This instrument was prepared by:
(Name) Joel C. Watson, Attorney at Law
(Address) P. O. Box 987
Alabaster, Alabama 35007

Send Tax Notice to:
(Name) Mark A./Susette Waddell
(Address) 1549 King Charles Court
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 FORTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$42,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William C. Reaves and wife, Barbara R. Reaves, (herein referred to as grantors) do grant, bargain, sell and convey unto Mark Waddell and Susette Waddell (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 parcel of land in the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: From a capped iron pin depicting the Southwest corner of said $\frac{1}{2}$ - $\frac{1}{4}$ Section as beginning point, run North 03 deg. 38 min. 14 sec. East, 662.27 feet to an iron pipe; thence run North 03 deg. 50 min. 41 sec. East (East of an existing fence) 802.28 feet to a wood stake; run thence along a continuation of said bearing 639.35 feet; thence run North 03 deg. 44 min. 51 sec. East, 228.21 feet to a point on the South right of way line of County Highway No. 435, said point also being on the East margin of a graveled drive; thence run along said highway right of way line North 89 deg. 04 min. 29 sec. East, 248.54 feet to an iron pin; thence run South 03 deg. 37 min. 31 sec. West, 1007.84 feet to an iron pin; continue said course 1005.99 feet to an iron pin at the point of intersection of the Northerly bank of the existing creek and the Northerly right of way line of County Highway No. 61; thence run along said Highway right of way line South 27 deg. 43 min. 41 sec. West 411.28 feet to the South line of Section 21; thence run along said Section line North 85 deg. 24 min. 34 sec. West, 86.03 feet and back to the beginning point; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

The above consideration of \$42,500.00 was paid by way of first mortgage loan to Warrior Savings Bank executed simultaneously herewith.

06/23/1992-12075
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

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.

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 19th day of June, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

William C. Reaves (Seal)
(William C. Reaves)
Barbara R. Reaves (Seal)
(Barbara R. Reaves)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William C. Reaves and wife, Barbara R. Reaves 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 19th day of June A.D., 19 92

JANICE E. CULVER
Notary Public, Alabama State at Large
My Commission Expires January 4, 1993

Janice E. Culver
Notary Public

Inst # 1992-12075