

This instrument prepared by:  
JAMES R. MONCUS, JR.  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, AL 35226

Send Tax Notice To:  
James R. Moncus, Jr.  
5581 Surrey Lane  
Birmingham, Alabama 35242

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
Shelby COUNTY

(285,000.00 sales price)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100'S \*\*\* (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **L. Wayne Pressgrove and Elizabeth Jeanette Pressgrove, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James R. Moncus, Jr. and Marilyn C. Moncus** (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

For legal description see Exhibit "A" attached hereto and incorporated herein by reference.

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

\$115,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**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 said Grantee, his, her or 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 stated 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 said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of August, 1992.

*L. Wayne Pressgrove*  
L. Wayne Pressgrove  
*Elizabeth Jeanette Pressgrove*  
Elizabeth Jeanette Pressgrove

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **L. Wayne Pressgrove and Elizabeth Jeanette Pressgrove, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this

3 day of August, 1992

*Susan Cayle*  
Notary Public

My commission expires

9/13/92

Inst # 1992-16841

of the Northwest quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin locally accepted to be the Northwest corner of said quarter-quarter section; thence run south along the West line of said quarter-quarter section for a distance of 389.04 feet to an iron pin; thence turn an angle to the left of 78 degrees 50 minutes 49 seconds and run in a southeasterly direction for a distance of 315.00 feet to an iron pin; thence turn an angle to the left of 14 degrees 07 minutes 03 seconds and run in a northeasterly direction for a distance of 942.11 feet to an iron pin at the intersection of the thence turn an angle to the left of 14 degrees 07 minutes 03 seconds and run in a northeasterly direction for a distance of 942.11 feet to an iron pin at the intersection of the Northwest right-of-way of Highway No. 119 and the East line of said quarter-quarter section; thence turn an angle to the left of 87 degrees 08 minutes 28 seconds and run in a northerly direction along the East line of said quarter-quarter section for a distance of 288.75 feet to an iron pin at the Northeast corner of said quarter-quarter section; thence turn an angle to the left of 87 degrees 36 minutes 29 seconds and run in a westerly direction along the North line of said quarter-quarter section for a distance of 1,323.06 feet to the Point of Beginning; said parcel containing 10.189 acres, more or less.

An easement for ingress and egress situated in the Southeast quarter of the Northwest quarter of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, lying 7.50 feet either side of a line being more particularly described as follows:

Commence at an iron pin locally accepted to be the Northwest corner of said quarter-quarter section; thence run south along the West line of said quarter-quarter section for a distance of 315.00 feet to a point; thence turn an angle to the left of 78 degrees 50 minutes 49 seconds and run in a southeasterly direction for a distance of 361.28 feet to the Point of Beginning; thence turn an angle to the right of 120 degrees 35 minutes 44 seconds and run in a southwesterly direction for a distance of 37.75 feet to a point; thence turn an angle to the left of 10 degrees 42 minutes and run in a southwesterly direction for a distance of 153.66 feet to a point; thence turn an angle to the right of 6 degrees 51 minutes 08 seconds and run in a southwesterly direction for a distance of 164.66 feet to a point; thence turn an angle to the left of 19 degrees 53 minutes 23 seconds and run in a southwesterly direction for a distance of 29.93 feet to a point on the Northeast right-of-way of Surrey Lane of Wagon Trace as recorded in Map Book 6, Page 140, in the Office of the Judge of Probate, Shelby County, Alabama, said point being the end of said easement.

1992-16841-16841  
JUL 19 1992  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 179.00  
CERTIFIED