

This instrument was prepared by

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Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty-Two Thousand, Three Hundred and no/100 (\$152,300.00) DOLLARS

to the undersigned grantor, J. Elliott Corp. 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

Michael T. Atchison and Nena G. Atchison

(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, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1992 and subsequent years.

\$124,000.00 Of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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, unless otherwise noted above, 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 President, James E. Elliott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of November 1992.

ATTEST:

J. ELLIOTT CORP.

By James W. Elliott President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, Janet F. Parson a Notary Public in and for said County in said State, hereby certify that James W. Elliott whose name as President of J. Elliott Corp. 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 18th day of November 1992.

Notary Public

EXHIBIT 'A'
LEGAL DESCRIPTION

Commence at an iron rail, found in place, marking the Northeast corner of Section 25, Township 21 South, Range 1 West; Thence run Westerly along the North boundary line of said Section 25, A distance of 1092.72 feet to a point on the South 40 foot right-of-way line of Mardis Ferry Road (Shelby County Highway No. 30); Thence turn an angle of 13 degrees 29 minutes 33 seconds left and run Westerly along said right-of-way line and along a curve to the right (Concave Northerly and having a radius of 1949.86 feet and a central angle of 16 degrees 51 minutes 00 seconds) For an arc distance of 573.43 feet to the point of beginning; Thence continue along said right-of-way line and along a curve to the right (Concave Northerly and having a radius of 1949.86 feet and a central angle of 4 degrees 51 minutes 35 seconds) for an arc distance of 165.38 feet to a point; Thence continue along said right-of-way line and along the tangent of last named curve a distance of 236.47 feet to a point on the North boundary line of the above mentioned Section 25; Thence turn an angle of 8 degrees 13 minutes 02 seconds left and leaving said right-of-way line, run Westerly along said Section line a distance of 89.07 feet to a point; Thence turn an angle of 91 degrees 12 minutes 46 seconds left and run Southerly a distance of 302.74 feet to a point; Thence turn an angle of 75 degrees 03 minutes 45 seconds left and run in an Easterly direction a distance of 217.56 feet to a point; Thence turn an angle of 82 degrees 35 minutes 52 seconds right and run in a Southerly direction a distance of 433.30 feet to a point on the centerline of Mt. Dixie Road; Thence turn an angle of 94 degrees 52 minutes 30 seconds left and run in an Easterly direction along said centerline a distance of 80.29 feet to a point; Thence turn an angle of 7 degrees 07 minutes 58 seconds left and run Northeasterly along said centerline a distance of 46.56 feet to a point; Thence turn an angle of 6 degrees 07 minutes 16 seconds left and run Northeasterly along said centerline a distance of 70.34 feet to a point; Thence turn an angle of 4 degrees 48 minutes 51 seconds left and run Northeasterly along said centerline a distance of 123.84 feet to a point; Thence turn an angle of 7 degrees 23 minutes 53 seconds left and run Northeasterly along said centerline a distance of 101.50 feet to a point; Thence turn an angle of 73 degrees 54 minutes 37 seconds left and leaving said centerline, run Northerly a distance of 646.96 feet to the point of beginning. Said parcel is lying in the NW1/4 of NE1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

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*James Earl
Gaw & Sons Inc*