

500.00

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 and No/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, John Thomas Boykin, Jr., a married man (herein referred to as GRANTOR) do grant, bargain, sell and convey unto ✓ John Thomas Boykin, Jr., and wife Sandra Kay Boykin (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:

Begin at the Westmost corner of Lot 8, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, Judge of Probate Office, Shelby County, Alabama, being also a point on the SE right of way boundary of The Missouri Road; thence run Northeasterly along said SE right of way boundary, being also NW boundary of said Lot 8, a distance of 43.03 feet; turn left an angle of 62 deg. 35' a distance of 22.35 feet to a point on the NW right of way boundary of said Missouri Road; turn right an angle of 56 deg. 32' a distance of 289.73 feet to a point on the NW right of way boundary of The Missouri Road; turn left an angle of 09 deg. 11' along said NW right of way boundary a distance of 140.0 feet to the point of beginning; from said point of beginning turn left an angle of 05 deg. 02' and continue along said NW right of way boundary a distance of 166.07 feet to its intersection with the SE right of way boundary of Camp Road; turn left an angle of 134 deg. 10' along said SE right of way boundary a distance of 90.5 feet; turn left an angle of 05 deg. 46' and continue along said SE right of way boundary a distance of 76.5 feet; turn left an angle of 101 deg. 30'18" a distance of 128.28 feet, more or less, to the point of beginning. Said property being in the NW 1/4, Section 18, Township 24 North, Range 16 East, Shelby County, Alabama.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

Inst # 1992-28773

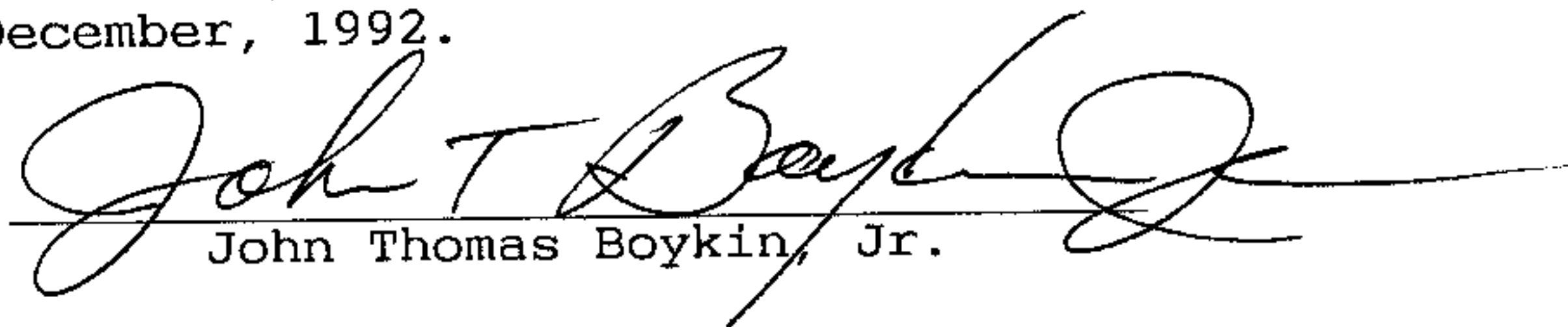
525 Hwy 42
Shelby, AL
35143

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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 I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

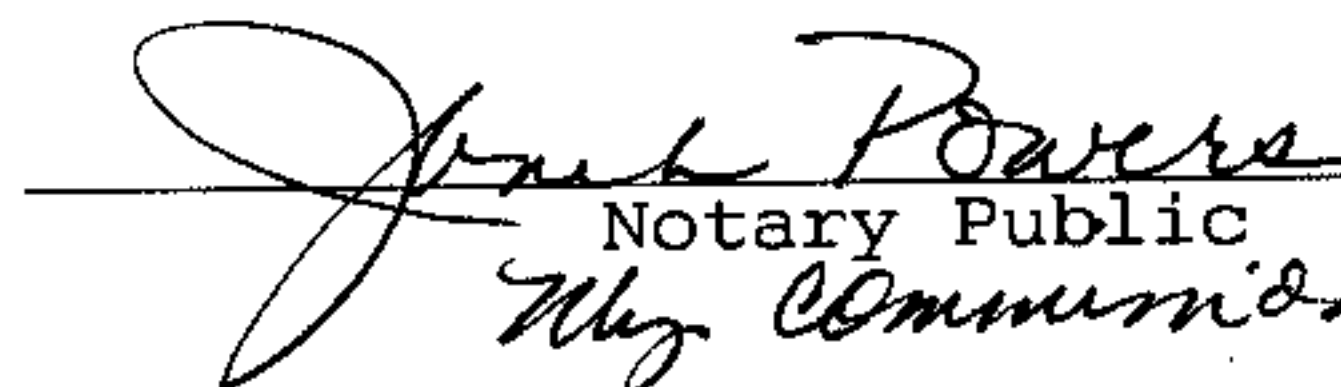
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of December, 1992.


John Thomas Boykin, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that John Thomas Boykin, Jr., a married man, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 1992.


Notary Public
My Commission Expires: 8.14.95

Send Tax Notice To:

(Name): John and Sandra Boykin
(Address): 525 Highway 402
Shelby, AL 35143

This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051

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