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This instrument was prepared by:

(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Robert C. Russell
(Address) 261 Nine Oaks Drive
P.O. Box 216
Shelby, Alabama 35143

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, \$500.00

That in consideration of FIVE HUNDRED AND NO/100THS----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert C. (Bob) Russell and wife, Gail Russell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert C. Russell and wife, Gail Russell

(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 ATTACHED EXHIBIT "A"

Inst # 1992-30821

12/21/1992-30821
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 10.15

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 11th day of December, 1992.

WITNESS

(Seal)

(Seal)

(Seal)

Robert C. Russell (Seal)
Robert C. Russell
Gail Russell (Seal)
Gail Russell

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Russell and wife, Gail Russell whose name 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 11th day of December A.D., 19 92

10-23-93
My Commission Expires:

Richard D. Mink
Notary Public

EXHIBIT "A"

Begin at the SE corner of the NW 1/4 of the SW 1/4 of Section 16, Township 22 South, Range 1 East; thence run North along the East line of said 1/4-1/4 for 1312.16 feet; thence turn 79 deg. 39 min. 52 sec. left and run for 196.26 feet; thence turn 8 deg. 46 min. 42 sec. left run 448.97 feet; thence 6 deg. 42 min. 18 sec. left run 81.46 feet; thence 25 deg. 51 min. 57 sec. left run 46.91 feet; thence 108 deg. 13 min. 44 sec. left run 10.03 feet; thence 66 deg. 34 min. right run 44.74 feet; thence 6 deg. 38 min. 55 sec. left run 114.02 feet; thence 11 deg. 50 min. 30 sec. right run 164.89 feet; thence 78 deg. 54 min. 39 sec. right run Northwesterly for 485.12 feet; thence 101 deg. 31 min. 20 sec. left run 1121.29 feet; thence 90 deg. 22 min. 04 sec. left run 1326.71 feet to the point of beginning. Containing 37.12 acres more or less.

Also a sixty foot (60 Ft.) wide non exclusive right-of-way for ingress and egress, being thirty feet (30 Ft.) either side to the following described centerline.

Commence at the SE corner of the NW 1/4 of the SW 1/4 of section 16, Township 22 South, Range 1 East; thence run North along the East line of said 1/4-1/4 for 1312.16 feet to the center of a gravel road and the point of beginning; thence 100 deg. 20 min. 08 sec. right run 221.21 feet; thence 8 deg. 14 min. 17 sec. left run 803.49 feet to the Westerly R/W of Alabama State Highway # 145 and the point of ending. Said Easement being in the NE 1/4 of the SW 1/4 of said section.

Also a Thirty (30ft.) wide private Easement for Ingress and Egress, being fifteen feet (15 ft.) either side of the following described centerline:

Commence at the SE corner of the NW 1/4 of the SW 1/4 of section 16, Township 22 South, Range 1 East; thence run North along the East line of said 1/4-1/4 for 1312.16 feet to the center of a gravel road and the point of beginning; thence 79 degrees 39 minutes 52 seconds left and run for 196.26 feet; thence 8 degrees 46 minutes 42 seconds left and run 448.97 feet; thence 6 degrees 42 minutes 18 seconds left run 81.46 feet; thence 25 degrees 51 minutes 57 seconds left and run 46.91 feet to the point of ending. Said easement being in the NW 1/4 of the SW 1/4 of said section.

Less and except any part lying with a public road or roads.

This conveyance is made subject to the following covenant that shall attach to and run with land. There shall be no mobile home of any kind placed upon this property. Nothing contained herein shall prevent the Grantees, their heirs, successors and assigns from placing a mobile home on this property while improvements are being constructed on the property. However, in no event shall any such temporary mobile home remain on this property for more than six (6) months. This covenant can be removed from the property by the unanimous consent of the Grantees, their heirs or assigns who then own this property, and the owners of the property, who then own the property conveyed by Robert C. (Bob) Russell and wife, Gail Russell to William C. Reeves and wife, Barbara R. Reeves in that certain deed dated December 11, 1992..

Subject to existing easements, current taxes, restriction, set-back lines, rights of way, limitations, if any, of record.

Robert C. (Bob) Russell and Robert C. Russell are one and the same person.

Inst # 1992-30821

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* 002 MCD 10.15