

This instrument was prepared by

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(Address) 1201 N. 19th St., B'ham, AL 35234

95 Brookview Ln  
Mayhew, AL 35114

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --- One Hundred Six Thousand Nine Hundred and 00/100---(\$106,900.00)-DOLLARS

to the undersigned grantor, Taff Construction, Inc. 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

Paul L. Webster and Linda G. Webster

(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 Exhibit "A" for legal description

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,  
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 85,200.00 of the consideration recited above was paid from a mortgage loan  
closed simultaneously herewith.

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03/09/1993-06592  
08:44 AM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE  
002 MCD 31.00

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 con-  
tingent 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 encum-  
brances,

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, Jack M. Taff  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of February 1993

TAFF CONSTRUCTION, INC.

ATTEST:

By Jack M. Taff President

Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Jack M. Taff  
whose name as President of Taff Construction, Inc.  
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 26th day of

February

19 93

Notary Public

EXHIBIT "A"

Commence at the southwest corner of the South 1/2 of the NW 1/4 of the SE 1/4 of Section 23, Township 20 south, Range 4 west, Shelby County, Alabama and run thence northerly along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  line a distance of 663.98' to a point; thence turn 89°12'59" right and run easterly 669.50' to a point; thence turn 77°29'43" right and run southeasterly 163.87' to the point of beginning of the property being described; thence turn 102°30'17" right and run westerly 189.17' to a point; thence turn 89°12'59" left and run southerly 289.00' to a point; thence turn 90°47'01" left and run easterly 302.00' to a point; thence turn 89°12'59" left and run northerly 289.00' to a point; thence turn 90°47'01" left and run westerly 112.83' to the point of beginning, containing 2.0 acres and marked on each corner with a steel pin.

There is a thirty foot non-exclusive easement into this parcel for access that is described as follows:

Commence at the southwest corner of the South 1/2 of the NW 1/4 of the SE 1/4 of Section 23, Township 20 south, Range 4 West, Shelby County, Alabama and run thence northerly along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  line a distance of 633.98' to the point of beginning of the easement being described; thence continue along last described course a distance of 30.0' to a point; thence turn 89°12'59" right and run easterly 684.86' to a point; thence turn 77°29'43" right and run southeasterly 163.87' to a point; thence turn 102°30'17" right and run westerly 30.72' to a point; thence turn 77°29'43" right and run northwesterly 133.14' to a point; thence turn 77°29'43" left and run westerly 638.77' to the point of beginning and the end of easement.

A NON-EXCLUSIVE 60' wide access easement that runs parallel and contiguous to the West line of the N1/2 of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West to the intersection with County Highway 93 to the end of the easement.

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