

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Richard S. Schencker(Address) 330 Lake Kathryn Drive
Sterrett, Alabama 35147**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 HUNDRED NINETY TWO THOUSAND AND NO/100THS(192,000.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,Mitchell P. Schencker and wife, Kathryn W. Schencker
(herein referred to as grantors) do grant, bargain, sell and convey untoRichard S. Schencker and wife, Alice S. Schencker
(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 LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

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

\$171,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-16535

06/08/1993-16535
02:28 PM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE
002 KCD 30.00TO 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 27th day of May, 19 93

WITNESS

(Seal)

Mitchell P. Schencker
Mitchell P. Schencker

(Seal)

(Seal)

Kathryn W. Schencker
Kathryn W. Schencker

(Seal)

(Seal)

STATE OF ALABAMASHELBY**COUNTY****General Acknowledgment**I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitchell P. Schencker and wife, Kathryn W. Schencker 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 27th day of May A.D., 19 93COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

My Commission Expires:

3-5-95

Notary Public

EXHIBIT "A"

Lot 8-A, according to Survey of Lake Kathryn, a private subdivision as recorded in Map Book 17 page 50; being situated in Shelby County, Alabama.

Also, an undivided interest in and to a non-exclusive easement described as follows:

A non-exclusive 50-foot easement for ingress and egress, lying 25 feet on either side of the centerline, being more particularly described as follows:

A part of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, more particularly described as follows:
Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section to the SE corner of the NE 1/4 of the NE 1/4 of said Section 15; thence turn 94 deg. 23 min. 55 sec. left and run Northwesterly for a distance of 140.18 feet; thence turn 3 deg. 32 min. 44 sec. right and run Northerly for a distance of 179.07 feet; thence turn 4 deg. 56 min. 01 sec. left and run Northwesterly for a distance of 221.19 feet; thence turn 8 deg. 24 min. 39 sec. right and run Northerly for a distance of 60.00 feet; thence turn 0 deg. 01 min. 04 sec. right and run Northerly for a distance of 212.45 feet; thence turn 90 deg. left and run Westerly for a distance 50.00 feet; thence turn 36 deg. 30 min. 13 sec. left and run Southwesterly for a distance of 736.90 feet; thence turn 153 deg. 01 min. 36 sec. right and run Northeasterly for a distance of 743.71 feet to the point of beginning, being a point on the centerline of a 50.00 foot ingress and egress easement, being 25.0 feet on either side of the following described line; thence turn 98 deg. 29 min. 10 sec. left and run Northwesterly along said centerline for a distance of 341.73 feet to a point of curve to the left, said curve having a radius of 506.33 feet, an intersection angle of 33 deg. 00 min. 13 sec.; thence continue along said centerline and arc of said curve for a distance of 291.66 feet to a point of tangent; thence continue along said centerline for a distance of 202.00 feet to a point of curve to the right, said curve having a radius of 242.28 feet; thence run along arc of said curve and centerline of said easement for a distance of 55.0 feet, more or less, to the Southeasterly right of way of Shelby County Road Number 55, and end of said easement; being situated in Shelby County, Alabama.

Inst # 1993-16535

06/08/1993-16535
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 30.00