

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

THE STATE OF ALABAMA

SHELBY COUNTY

ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100'S DOLLARS (\$125,000.00)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~TEN DOLLARS~~ and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged, I/we

T. L. HUNNICUTT, BY AND THROUGH IS ATTORNEY-IN-FACT NANCY H. ROGERS, AND HIS WIFE, MAE HUNNICUTT

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto
MICHAEL E. CHANDLER AND HIS WIFE, DONNA C. CHANDLER

(herein referred to as GRANTEE(S) 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 the County of **SHELBY** and State of Alabama, to-wit:

A PARCEL OF LAND IN THE EAST 1/2 OF THE NE1/4 OF FRACTIONAL SECTION 11, TWP 24 NORTH, RANGE 12 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF FRACTIONAL SECTION 11, TWP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA AND RUN SOUTH 0 DEG. 00 MIN. EAST 66.01 FEET TO A FENCE CORNER ACCEPTED AS THE NE CORNER AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 00 DEG. 07 MIN. 21 SEC. EAST FOR 379.95 FEET TO AN IRON MARKER FOUND IN PLACE; THENCE NORTH 82 DEG. 29 MIN. 52 SEC. WEST FOR 272.19 FEET TO AN IRON MARKER FOUND IN PLACE; THENCE NORTH 05 DEG. 00 MIN. 17 SEC. EAST FOR 363.37 FEET; THENCE SOUTH 85 DEG. 45 MIN. 51 SEC. EAST FOR 238.00 FEET TO POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO taxes for current year, easements of record, easements as located and restrictions of record, if any.

\$112,500.00 of the consideration set out hereinabove was paid from the proceeds of a Purchase Money Mortgage filed simultaneously herewith.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of May, 199 3.

T. L. Hunnicutt by Nancy H. Rogers
T. L. HUNNICUTT by NANCY H. ROGERS
Attorney in Fact
Mae Hunnicutt (L.S.)
MAE HUNNICUTT

06/17/1993-17617
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.50

Inst # 1993-17617

THE STATE OF ALABAMA

~~SHELBY COUNTY~~ Jefferson County

I, the undersigned, a Notary Public in and for said State and County hereby certify that

**T. L. HUNNICUTT, BY AND THROUGH IS ATTORNEY-IN-FACT NANCY H. ROGERS,
AND HIS WIFE, MAE HUNNICUTT**

whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 28th day of May, 199 3.



Notary Public

Prepared by:

S. Kent Stewart

STEWART, DAVIS & HUMPHREY, P.C.

3800 Colonnade Parkway, ste. 650

Birmingham, AL 35243

Inst # 1993-17617

06/17/1993-17617
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.50