

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: Michael Fenley and

(Name) Delta Fenley(Address) 8870 Highway 25Calera, AL 35040

1993-22559

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**SHELBYCOUNTY**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty-Seven Thousand, Five Hundred Forty-Four & 34/100----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
Louis H. Walters, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Fenley and wife, Delta Fenley  
(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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY  
SET OUT HEREIN.

**\*\*MORTGAGE TAX BEING PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HERewith.**

Inst # 1993-22559

07/30/1993-22559  
01:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

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 for 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, I have hereunto set my hand(s) and seal(s), this 30th  
day of July, 19 93.

WITNESS

\_\_\_\_\_  
(Seal)

Louis H. Walters  
(Seal)

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)**STATE OF ALABAMA**SHELBYCOUNTY**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Louis H. Walters  
whose name 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 executed the same voluntarily on the day the same bears  
date.

Given under my hand and official seal this 30th day of July A.D., 19 93

MY COMMISSION EXPIRES JAN 29, 1994

My Commission Expires:

Central State Bank  
Notary Public

Notary Public

**EXHIBIT "A"**

Two parcels of land located in the SE 1/4 of the NW 1/4 of Section 4, Township 24 North, Range 13 East, more particularly described as follows:

**Parcel I:**

Commence at the Southeast corner of the North half of SE 1/4 of the NW 1/4 of Section 4, Township 24 North, Range 13 East; thence run North along the East line a distance of 67.34 feet; thence turn an angle of 90 deg. 30 min. to the left and run a distance of 50.21 feet to the West right of way line of a County Highway; thence turn an angle of 90 deg. 00 min. to the right and run along said right of way line a distance of 125.19 feet; thence turn an angle of 88 deg. 43 min. to the left and run a distance of 212.25 feet to the point of beginning; thence continue in the same direction a distance of 130.00 feet; thence turn an angle of 87 deg. 27 min. to the right and run a distance of 241.78 feet to the South right of way line of Alabama Highway No. 25; thence turn an angle of 92 deg. 33 min. to the right and run along said right of way line a distance of 130.00 feet thence run an angle of 87 deg. 27 min. to the right and run a distance of 241.87 feet to the point of beginning. Situated in the North half of the SE 1/4 of the NW 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

**Parcel II:**

Commence at the Southeast corner of the North half of the SE 1/4 of the NW 1/4 of Section 4, Township 24 North, Range 13 East; thence run North along the East line of said 1/4-1/4 section a distance of 67.34 feet; thence turn an angle of 90 deg. 30 min. to the left and run a distance of 50.21 feet to the West right of way line of a paved County Highway; thence turn an angle of 90 deg. 00 min. to the right and run along said right of way line a distance of 125.19 feet to the point of beginning; thence continue in the same direction along said right of way line 241.81 feet to intersection of the West right of way line of said Highway and the South right of way line of Alabama Highway 25; thence turn an angle of 88 deg. 43 min. to the left and run along the South right of way line of Highway 25 217.60 feet; thence turn an angle of 92 deg. 33 min. to the left and run 241.87 feet; thence turn an angle of 87 deg. 27 min. to the left and run a distance of 212.25 feet to the point of beginning; being situated in Shelby County, Alabama.

**Less and Except:**

Commencing at the southwest corner of the SE 1/4 of NW 1/4 of Section 4, Township 24 North, Range 13 East; thence easterly along the south line of said SE 1/4 of NW 1/4, a distance of 1305 feet, more or less, to the present West right-of-way line of County Road No. 71; thence northerly along said present west right-of-way line a distance of 1050 feet, more or less, to a point that is westerly of and at right angles to the baseline of said county road at Station 11+00; thence westerly a distance of 10 feet, more or less, to a point that is 40 feet westerly of and at right angles to the baseline of said county road at Station 11+00; thence northwesterly along a line a distance of 50 feet, more or less, to a point that is 50 feet southeasterly of and at right angles to the centerline of Project No. S-44-10 at Station 263+50; thence South 86 deg. 45 min. 17 sec. West, parallel with the centerline of said project a distance of 320 feet, more or less, to the west property line; thence northerly along said west property line, a distance of 25 feet, more or less, to the present south right-of-way line of Alabama Highway No. 25; thence easterly along said present south right-of-way line a distance of 342 feet, more or less, to the present west right-of-way line of said county road; thence southerly along said present west right-of-way line a distance of 75 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

**LOUIS H. WALTERS IS THE SURVIVING GRANTEE OF DEED RECORDED IN REAL 319 PAGE 440 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, LILLIAN WALTERS HAVING DIED ON OR ABOUT THE 2ND DAY OF JUNE, 1989.**

**SUBJECT TO:**

Property taxes for 1993 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101 page 587 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 196 page 67 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded as Instrument #1992-13285 in Probate Office.

Dated: 7-30-93

  
Louis H. Walters

07/30/1993-22559  
01:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00