

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY EIGHT THOUSAND & NO/100---- (\$48,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kenneth O. Maynard and wife, Patricia A. Maynard (herein referred to as grantors), do grant, bargain, sell and convey unto Ann H. Hickman and husband, Halbert I. Hickman, Jr. (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

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

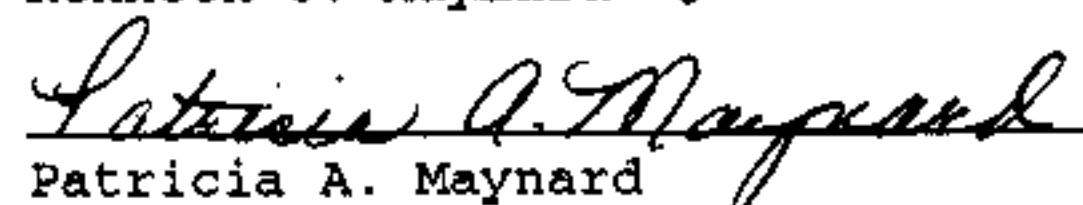
GRANTEES' ADDRESS: 123 Augusta Way, Helena, Alabama 35080

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 contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 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 15th day of October, 1993.


Kenneth O. Maynard (SEAL)


Patricia A. Maynard (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Kenneth O. Maynard and wife, Patricia A. Maynard whose names 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 15th day of October A.D., 1993

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public
Inst # 1993-33227

10/25/1993-33227
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 59.00

Inst # 1993-33227

Exhibit A

A parcel of land in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 2 West; thence run North 87 deg. 41 min. 01 sec. West along the South line of said 1/4 1/4 Section 248.51 feet; thence run North 34 deg. 23 min. 43 sec. West for 2406.57 feet to the point of intersection of the center line of Crosscut Road and Carriage Lane and the point of beginning; thence run North 84 deg. 07 min. 47 sec. East for 92.80 feet along the center line of Crosscut Road; thence run North 55 deg. 11 min. 14 sec. East for 198.89 feet along the center line of said road; thence run North 68 deg. 22 min. 38 sec. East for 119.40 feet along the center line of said road; thence run South 71 deg. 33 min. 52 sec. East for 142.30 feet along the center line of said road; thence run South 84 deg. 27 min. 15 sec. East for 103.48 feet along the center line of said road; thence run South 29 deg. 07 min. 59 sec. East for 401.18 feet; thence turn left 80 deg. 45 min. 26 sec. and run Northeasterly 840.85 feet; thence turn right 109 deg. 24 min. 30 sec. and run South 180.23 feet; thence turn right 70 deg. 35 min. 29 sec. and run Southwesterly 965.05 feet to the center line of Carriage Lane; thence turn right 38 deg. 37 min. 32 sec. and run Northwesterly along said center line 155.96 feet to a point on a clockwise curve having a central angle of 45 deg. 25 min. 33 sec. and a radius of 251.13 feet; thence run along the arc of said curve 205.32 feet to a point on a counter clockwise curve having a central angle of 53 deg. 56 min. 54 sec. and a radius of 207.75 feet; thence run along the arc of said curve 195.62 feet to a point on a clockwise curve having a central angle of 29 deg. 11 min. 17 sec. and a radius of 181.42 feet; thence run along the arc of said curve 82.37 feet to the point of tangent of said curve; thence run along said tangent 205.05 feet to the point of beginning.

Also known as Lot 1 of Camp Branch Estates, 3rd Addition, as recorded in Map Book 14 page 101 in the Probate Office of Shelby County, Alabama.

Subject to any portion lying within Crosscut Road and Carriage Lane.

Less and except the following:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4, Section 4, Township 21 South, Range 2 West, and run North along East line of said 1/4 1/4 Section 531.67 feet to the point of beginning; thence continue along last course 180.23 feet; thence South 70 deg. 36 min. 30 sec. West and run 1173.41 feet; thence left and along the arc of a curve to the left run 67.17 feet (said curve has a radius of 2221.13 feet and a central angle of 17 deg. 24 min. 18 sec.); thence South 70 deg. 46 min. 59 sec. East and run 193.51 feet; thence North 70 deg. 35 min. 29 sec. East and run 916.99 feet to the point of beginning; being situated in Shelby County, Alabama. Inst # 1993-33227

All being situated in Shelby County, Alabama.

10/25/1993-33227
01:09 PM CERTIFIED *EDM*
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 59.00 *KIM*