

SEND TAX NOTICE TO

Dale Parker and

Louise Parker

Inst # 1993-33446

This instrument was prepared by:
Patrick H. Boone, Attorney at Law
Suite 1312 City Federal Building
2026 Second Avenue North
Birmingham, Alabama 35203-3709

STATE OF ALABAMA

SHELBY COUNTY

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

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty Thousand Dollars (\$150,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Marguerite E. Young, an unmarried woman (hereinafter referred to as "Grantor"), grant, bargain, sell and convey unto Dale Parker and wife, Louise Parker (hereinafter 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:

The following is a description of a tract of land situated in the NE $\frac{1}{4}$ of Section 14 and the NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and is more particularly described as follows:

Commence at the Northeast corner of Section 14, Township 20 South, Range 3 West and run Southerly along the Eastern section line 143.54 feet to the point of beginning, said point is approximately 35 feet South of the centerline of Cahaba Valley Creek which is the property line; said creek extends Westerly and Southwesterly approximately parallel to and about 35 feet to the right of the following random line; thence run North 79 degrees 56' 00" West, 305.55 feet; thence North 86 degrees 25' 00" West, 147.06 feet; thence North 54 degrees 21' 00" West, 125.00 feet; thence South 23 degrees 56' 00" East, 149.60 feet; thence South 27 degrees 32' 00" East 352.20 feet; thence South 43 degrees 18' 00" West, 127.95 feet; thence North 86 degrees 57' 00" West, 136.38 feet; thence North 71 degrees 32' 00" West, 195.75 feet; thence North 80 degrees 46' 00" West, 155.17 feet; thence South 30 degrees 56' 00" West, 252.96 feet; thence South 36 degrees 59' 00" East, 222.27 feet; thence South 19 degrees 53' 00" West, 147.56 feet; thence South 29 degrees 50' 00" West, 318.40 feet; thence South 33 degrees 15' 00" West, 68.58 feet; thence South 17 degrees 26' 00" West, 118.80 feet; thence South 14 degrees 25' 00" West, 147.96 feet; thence South 67 degrees 04' 00" West, 101.25 feet to the last point on random line, thence South 89 degrees 44' 00" East, 1,171.35 feet; thence North 81 degrees 35' 30" East, 157.80 feet; thence North 84 degrees 25' 00" East, 90.80 feet to a point on the Western right of way line of County Road 105; thence North 12 degrees 20' 00" East, 575.59 feet to a curve to the left; said curve having a central angle of 3 degrees 25' 50" with a radius of 1105.92 feet; thence run along said curve 66.22 feet to the end of said right of way; thence South 67 degrees 11' 50" West, 180.20 feet; thence North 89 degrees 42' 00" West, 255.00 feet; thence North 00 degrees 18' 00" East, 301.77 feet; thence

10/26/1993-33446
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North 21 degrees 42' 30" West, 50 feet to a point on a curve said curve having a central angle of 22 degrees 00' 30" with a radius of 300.0 feet; thence run along said curve in a Northeasterly direction 115.24 feet; thence South 89 degrees 42' 00" East, 80.00 feet; thence North 01 degree 12' 00" West, 521.72 feet to the point of beginning.

Less and Except that portion of the above described property that was deeded to the City of Pelham, a municipal corporation, which said property is more particularly described as follows:

A parcel of land located in the NE $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of said Section 14; thence run South along the East line of said Section 14 a distance of 143.54 feet to the point of beginning; said point is approximately 35 feet South of the centerline of Cahaba Valley Creek which is the property line; said Creek extends Westerly and Southwesterly approximately parallel to and about 35 feet to right of the following random line; thence North 79 degrees 56' 00" West a distance of 305.55 feet; thence North 86 degrees 25' 00" West a distance of 147.06 feet; thence North 54 degrees 21' 00" West a distance of 125.00 feet; thence South 23 degrees 56' 00" East a distance of 149.60 feet; thence South 27 degrees 32' 00" East a distance of 352.20 feet; thence South 43 degrees 18' 00" West a distance of 127.95 feet; thence North 86 degrees 57' 00" West a distance of 136.38 feet; thence North 71 degrees 32' 00" West a distance of 195.75 feet; thence North 80 degrees 46' 00" West a distance of 155.17 feet; thence South 30 degrees 56' 00" West a distance of 252.96 feet; thence South 36 degrees 59' 00" East a distance of 110.00 feet to the end of said random line; thence run North 82 degrees 12' 52" East a distance of 576.04 feet; thence run South 89 degrees 06' 53" East a distance of 200.00 feet to the beginning of a curve to the right having a central angle of 22 degrees 00' 30" and a radius of 300.00; the chord of said curve has a bearing North 79 degrees 17' 45" East; thence run along the arc of said curve a distance of 115.24 feet to the end of said curve; thence run South 89 degrees 42' 00" East a distance of 80.00 feet; thence run North 01 degrees 12' 00" West a distance of 521.72 feet to the point of beginning.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record, including but not limited to: (1) Taxes and assessments for the year 1993 and subsequent years, which are not yet due and payable; (2) Easement to the City of Pelham, recorded in Volume 341, Page 725, in the Probate Office of Shelby County, Alabama; and (3) Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

Grantor herein affirms that the above described property is not her homestead.

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 each survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and that I will and my 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, I have hereunto set my hand and seal on this the 26 day of October, 1993.

Marguerite E. Young
Marguerite E. Young

STATE OF ALABAMA

SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Marguerite E. Young, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of October, 1993.

Patricia H. Boone
Notary Public

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