

This instrument prepared by:

Name: Norman W. Lipscomb
Address: 1400 River Road, N.E.
Tuscaloosa, Alabama, 35404

Source of Title:

Book: _____ Page: _____
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Inst # 1993-37288

11/23/1993-37288
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
39.50
0003 HEL

STATUTORY WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Twenty Six Thousand and No/100 Dollars (\$26,000.00) hand paid by Christopher Phillip Reed and his wife, Patricia Dozier Reed to WESTERVELT LAND COMPANY, INC., the receipt of which is hereby acknowledged, the undersigned GRANTOR, WESTERVELT LAND COMPANY, INC., an Alabama corporation, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said Christopher Phillip Reed and his wife, Patricia Dozier Reed, (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 right of reversion, SURFACE RIGHTS ONLY in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

A part of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of fractional Section 19, Township 22 South, Range 1 East, Shelby County, Alabama and also lots 1,2,3,7,8,9, and a part of lots 4 and 10 of Block 60 and lots 1 through 12 of Block 61, and lots 5 and 6 of Block 74, and lots 1,3,7,8,9,10,11,12,13 and a part of lots 4,5,14,15,16 and 17 of Block 75, in the Town of Shelby as recorded in Map Book 3 at Pages 38 and 47 in the Probate Office of Shelby County, Alabama; said parcel being more particularly described as follows: As a Point-of-Beginning start at the intersection of the center of Tenth Avenue and Eighth Street as shown on said map of the Town of Shelby; thence run North 1° 33' 42" East and along the center of Eighth Street for a distance of 477.44 ft. to the center of Ninth Avenue; thence run South 88° 31' 20" East and along the center of Ninth Street for a distance of 294.34 ft. to a point; thence run North 1° 30' 00" East and along the West boundary and a prolongation thereof of Lot 5, Block 74, for a distance of 240.00 ft. to the center of a 20 ft. alley; thence run South 88° 31' 17" East and along the center of said alley for a distance of 175.03 ft. to the center of Ninth Street; thence run North 1° 29' 38" East and along the center of Ninth Street for a distance of 129.39 ft. to a point; thence run South 89° 47' 39" East for a distance of 34.96 ft. to the Northwest corner of Block 75; thence run South 88° 30' 46" East and along the North

boundary of Block 75 for a distance of 196.11 ft. to the West Right-of-Way margin of un-named road (a 60 ft. Right-of-Way); thence run South 41° 41' 34" East and along the West margin of said Right-of-Way for a distance of 83.47 ft. to a point; thence continue along the West margin of said Right-of-Way South 19° 10' 31" East for a chord distance of 31.57 ft. to a point; thence continue along the West margin of said Right-of-Way South 3° 23' 21" West for a distance of 29.60 ft. to the North boundary of a 20 ft. alley; thence continue South 3° 22' 48" West for a distance of 20.01 ft. to the South boundary of said alley; thence continue South 3° 22' 37" West and the West margin of said Right-of-Way for a distance of 110.35 ft.; thence continue South 17° 09' 10" West and along the West margin of said Right-of-Way for a chord distance of 80.97 ft.; thence continue South 30° 40' 08" West and along the West margin of said Right-of-Way for a chord distance of 2.00 ft. to the South boundary of Block 75; thence continue South 20° 05' 55" West for a chord distance of 84.42 ft. to the North boundary of Block 60; thence continue South 3° 44' 48" East and along the West margin of said Right-of-Way for a chord distance of 109.72 ft. to a point; thence continue South 17° 14' 12" East along the West margin of said Right-of-Way for a distance of 84.54 ft. to the North boundary of a 20 ft. alley; thence continue South 17° 14' 33" East for a distance of 21.12 ft. to the South boundary of said alley; thence continue South 17° 16' 53" East and along the West margin of said Right-of-Way for a distance of 4.24 ft. to a point; thence continue South 1° 55' 10" West and along the West margin of said Right-of-Way for a chord distance of 63.30 ft. to a point; thence continue South 12° 22' 42" West and along the West margin of said Right-of-Way for a chord distance of 99.92 ft. to a point; thence continue South 3° 40' 14" West and along the West margin of said Right-of-Way for a distance of 23.90 ft. to the South boundary of Block 60; thence continue South 3° 40' 14" West for a distance of 40.02 ft. to the center of Tenth Avenue; thence run North 88° 26' 21" West and along the center of Tenth Avenue for a distance of 266.28 ft. to the center of Ninth Street; thence continue North 88° 26' 14" West and along the center of Tenth Avenue for a distance of 471.53 ft. to the Point-of-Beginning, less and except lot 2 of Block 75 and that portion of the North half of Ninth Avenue (an 80 ft. Right-of-Way) fronting said lot 2.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals, and mineral and mining rights that it may own.

TO HAVE AND TO HOLD, the aforegranted premises to the said Christopher Phillip Reed and his wife, Patricia Dozier Reed, for and during their joint lives and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said WESTERVELT LAND COMPANY, INC. has hereunto set its signature by Charles F. Huguen, its Vice President, who is duly authorized on this the 2nd day of November, 1993.

ATTEST:

By: [Signature]

Its: Secretary

WESTERVELT LAND COMPANY, INC.

By: [Signature]

Its: Vice President

STATE OF ALABAMA)
TUSCALOOSA COUNTY)

I, Linda M. Montgomery, a Notary Public in and for said county, in said state, hereby certify that Charles F. Huguen, whose name as Vice President of WESTERVELT LAND COMPANY, INC., a corporation, 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 as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2nd day of November, 1993.

[Signature]
Notary Public

My commission expires:

9/9/95

Ad Valorem Tax Notice regarding the subject real estate, should be delivered to: Christopher Phillip Reed
70 Fernbrook Lane
Shelby, AL 35143

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