

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 90X 119 205/665-5102

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

James A. Gurganus

(Name)

Jeanette Gurganus

(Address)

10172 Hwy 25

Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FOUR THOUSAND, FIVE HUNDRED and 00/100, (\$54,500.00)--- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Glenn R. Laminack and wife, Jean M. Laminack

(herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Gurganus and wife, Jeanette Gurganus

(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.

Inst # 1994-11703

04/08/1994-11703
03:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SHA 40.50

\$25,220.30 MORTGAGE TAX PAID ON MORTGAGE RECORDED 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 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, WE have hereunto set OUR hand(s) and seal(s), this 8th day of April, 19 94.

WITNESS

____ (Seal)

____ (Seal)

____ (Seal)

Glenn R. Laminack (Seal)
Glenn R. Laminack

____ (Seal)
Jean M. Laminack

Jean M. Laminack (Seal)

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 Glenn R. Laminack and wife, Jean M. Laminack 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 8th day of April A.D., 19 94

John D. D...
Notary Public

EXHIBIT "A"

A parcel of land in the SW 1/4 of the SW 1/4 of Section 21, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of Lot 2, of Farris Estates, as recorded in Map Book 4 page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 21 deg. 40 min. East a distance of 217.1 feet; thence run North 70 deg. 05 min. East a distance of 100.0 feet; thence run North 20 deg. 03 min. West a distance of 226.1 feet to an iron pin on the South right of way of Alabama No. 25; thence run South 65 deg. 20 min. West a distance of 106.5 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT that portion sold to State of Alabama described as follows: and as shown on the right of way map of Project No. S-44-10 of record in the State of Alabama Highway Department, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made part hereof.

Commencing at the southeast corner of Lot 3 according to the survey of the Farris Estates Subdivision the map or plat of which is recorded in Map Book 4 page 13 in the Office of the Judge of Probate of Shelby County, Alabama; thence northerly along the east line of Lots 3 and 2 of said Subdivision, the west property line, a distance of 212 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of Project No. S-44-10 and the point of beginning of the property herein to be conveyed; thence continuing northerly along said West property line a distance of 10 feet, more or less, to the present southeast right of way line of Alabama Highway No. 25; thence northeasterly along said present southeast right of way line a distance of 110 feet, more or less, to the east property line; thence southerly along said east property line a distance of 10 feet, more or less, to a point that is 35 feet southeasterly of and at right angles to the centerline of said project; thence South 66 deg. 00 min. 11 sec. West, parallel with the centerline of said project, a distance of 110 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.
Mineral and mining rights are not insured.
Easement(s) & Right(s) of Way(s) affecting subject property.
Less any portion lying within the right of way.
Encroachment of shrubbery & fence post as shown on survey by
Amos Cory dated September 29, 1987.

Dated: April 8, 1994

Glenn R. Laminack
Glenn R. Laminack

Jean M. Laminack
Jean M. Laminack

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SHELBY COUNTY JUDGE OF PROBATE

Central
P. O. Box 12
Calera, AL 35008