

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 ONE HUNDRED EIGHTY EIGHT THOUSAND & NO/100----  
(\$188,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, David Warren Bailey and  
wife, Sandra Faye Bailey (herein referred to as grantors), do grant, bargain, sell  
and convey unto Ellis R. Smith and wife, Ethel L. Smith (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 Legal Description attached as Exhibit "A".

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

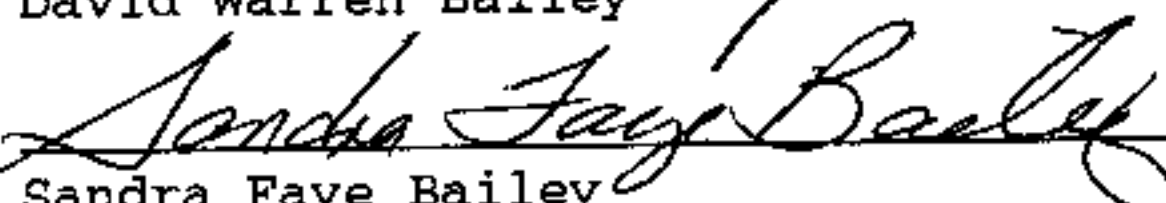
GRANTEES' ADDRESS: 2120 Aaron Road Pelham, Alabama 35124

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 22nd day of  
April, 1994.

  
David Warren Bailey (SEAL)

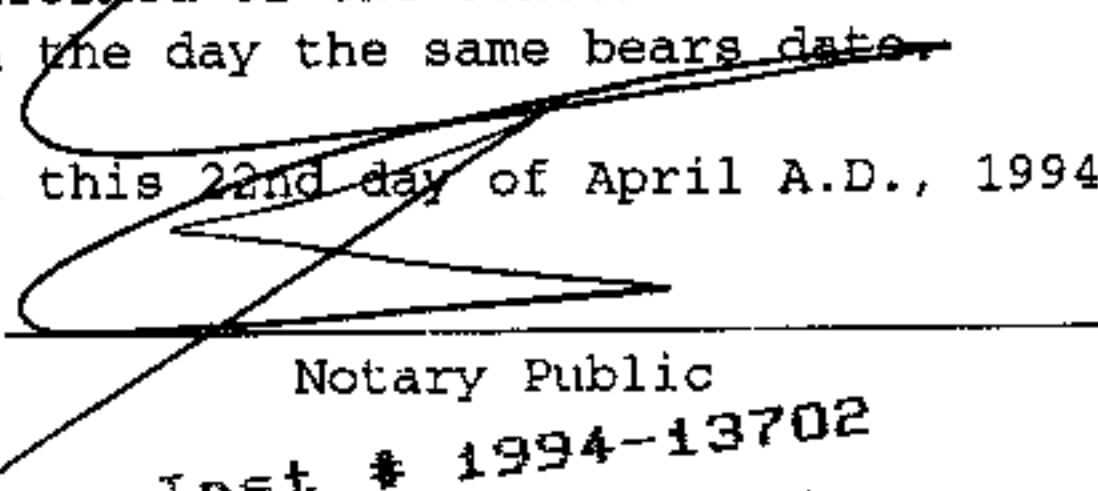
  
Sandra Faye Bailey (SEAL)

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 David Warren Bailey and wife, Sandra Faye Bailey 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 22nd day of April A.D., 1994

  
Notary Public  
Inst # 1994-13702

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

04/27/1994-13702  
10:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 199.00

Inst # 1994-13702

EXHIBIT "A"

Commence at the Southeast corner of NW 1/4 of NE 1/4 of Section 2, Township 20 South, Range 3 West run Westerly along the South boundary line of said 1/4 1/4 Section for 383.10 feet; thence turn an angle of 44 deg. 42 min. 45 sec. to the right and run Northwesterly 108.18 feet; thence turn an angle of 77 deg. 34 min. 00 sec. right and run Northeasterly 420.0 feet to the point of beginning of the land herein described; thence turn an angle of 90 deg. 00 min. 00 sec. left and run Northwesterly a distance of 210.00 feet to a point on the southeasterly margin of Kristen Circle; thence turn 90 deg. 00 min. 00 sec. right and run northeasterly along said margin of said Kristen Circle a distance of 194.50 feet to the P.C. (point of curvature/beginning point of curve) of a curve to the right having a central angle of 60 deg. 30 min 00 sec. and a radius of 70.74 feet; thence continue along the arc of said curve an arc distance of 74.70 feet to the P.T. (point of tangency/end of curve) of said curve; thence continue along the tangent of last described curve a tangent distance of 42.13 feet to the point of intersection of the south margin of said Kristen Circle and the west margin of Aaron Road; thence turn 93 deg. 45 min 15 sec. right and run Southerly along said west margin of said Aaron Road a distance of 27.35 feet to the P.C. of a curve to the left having a central angle of 24 deg. 33 min. 12 sec. and a radius of 503.32 feet; thence continue along the arc of said curve an arc distance of 215.65 feet to a point; thence turn 36 deg. 38 min. 00 sec. right from chord and run southwesterly a distance of 82.32 feet to the point of beginning; being situated in Shelby County, Alabama.

This land being a part of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama;

Mineral and mining rights excepted.

*WB*  
*SB*  
Inst # 1994-13702

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