

Send Tax Notice To:

Royce K. Regester  
644 Salser Lane  
Columbiana, AL 35051  
PID# 15-1-01-0-000-024

**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

**One Hundred Thirty-Five Thousand Five Hundred and 00/100'S \*\*\*  
(\$135,500.00)**

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

**Jerome Keith Marbury and Sherry Marbury, husband and wife**  
(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

**Royce K. Regester and Stephanie J. Regester**  
(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, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See attached Exhibit "A" for legal description.**

**\$ 108400.00** of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1994 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever against the lawful claims of all persons.

05/09/1994-15060  
08:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 41.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 3rd day of May, 1994.

Jerome Keith Marbury  
Jerome Keith Marbury  
Sherry Marbury  
Sherry Marbury

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerome Keith Marbury and Sherry Marbury, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of May, 1994.

W. Russell Beals, Jr.  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

OUR FILE NO.: 94105RB

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**

BEALS & ASSOCIATES, P.C.

#10 Inverness Center Pkwy., Suite 110

Birmingham, AL 35242-4818

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land located in the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West and being more particularly described as follows:

Commence at the SW Corner of the said 1/4 - 1/4 Section; thence run northerly along the west line of said 1/4 - 1/4 section a distance of 585.37 feet to the point of beginning; thence continue along last described course a distance of 468.00 feet; thence turn right 88 degrees 33 minutes a distance of 980.00 feet; thence turn right 91 degrees 27 minutes a distance of 213.41 feet; thence turn right 31 degrees 52 minutes 30 seconds a distance of 193.34 feet; thence turn left 25 degrees 44 minutes a distance of 396.17 feet; thence turn right 82 degrees 23 minutes a distance of 300.49 feet; thence turn right 156 degrees 49 minutes a distance of 104.75 feet; thence turn left 62 degrees 08 minutes a distance of 126.38 feet; thence turn right 09 degrees 22 minutes a distance of 136.88 feet; thence turn left 104 degrees 03 minutes a distance of 667.28 feet to the point of beginning. Also, a non-exclusive easement for ingress and egress over a parcel of land described as follows: From the NE corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West run Southerly along the East boundary of said 1/4 - 1/4 Section a distance of 713.48 feet to the point of beginning of a 20 foot strip of land; thence continue last course a distance of 354.52 feet, along the East side of said 20 foot strip of land; thence turn right 88 degrees 48 minutes and run Westerly along the South side of said 20 foot strip to the East boundary of Shelby County Highway #447. The above described land providing an easement 20.0 feet in width for the purpose of a roadway for ingress and egress.

Situated in Shelby County, Alabama.

Inst # 1994-15060

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