

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Craig and Joyce Eaves
(Address) 370 Egg and Butter Road
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seventeen Thousand and no/100 (\$17,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David H. Dorough and wife, Pamela B. Dorough (herein referred to as grantors) do grant, bargain, sell and convey unto Craig Eaves and Joyce Eaves

(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:

Commence at the Southwest corner of the SW 1/4 of SE 1/4, Section 26, Township 21 South, Range 1 West at an old gear found in place; thence run Easterly along the South boundary line of said SW 1/4 of SE 1/4, a distance of 420.58 feet to the point of beginning; thence continue along the South boundary line of said SW 1/4 of SE 1/4 a distance of 420.34 feet to the Western right-of-way line of County Highway No. 37 (Egg and Butter Road); thence turn an angle of 95°08' to the left and run Northerly along said right-of-way line and along a curve to the right (concave Easterly and having a radius of 624.02 feet and a central angle of 22°36') an arc distance of 246.14 feet to a point; thence continue in a Northerly direction along said right-of-way line and along the tangent of said curve a distance of 199.45 feet to a point; thence turn an angle of 97°13'08" to the left and leaving said right-of-way line, run in a Northwesterly direction a distance of 514.69 feet to a point; thence turn an angle of 100°14'52" to the left and run Southerly a distance of 524.96 feet to the point of beginning. Said parcel is lying in the SW 1/4 of SE 1/4, Section 26, Township 21 South, Range 1 West and contains 5.0 acres.

Description continued on reverse side.

06/17/1994-19315
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 30.00

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.

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 15th day of June, 19 94.

WITNESS

Uphoria Reynolds (Seal)
Lynn Faulkner (Seal)
_____ (Seal)

David H. Dorough (Seal)
Pamela B. Dorough (Seal)
_____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, Donna Mae Davis, a Notary Public in and for said County, in said State, hereby certify that David H. Dorough whose name same 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 15th day of June A.D., 19 94

MY COMMISSION EXPIRES FEB. 26, 1996

Donna Mae Davis
Notary Public

My Commission Expires:

Inst # 1994-19815

According to survey of Lewis H. King, Jr., RLS #12487, dated the 8th day of February, 1994. Subject to Right of way to Shelby County as recorded in Deed Book 198, page 189; in Deed Book 198, page 191; and Deed Book 256, page 227; and subject to Transmission line permit Alabama Power Company as recorded in Deed Book 228, page 791; all in Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and Rights of way of Record. Subject to applicable subdivision and zoning ordinances. This Deed prepared without benefit of title abstract, title examination or title insurance policy at purchasers request.

Inst # 1994-19315

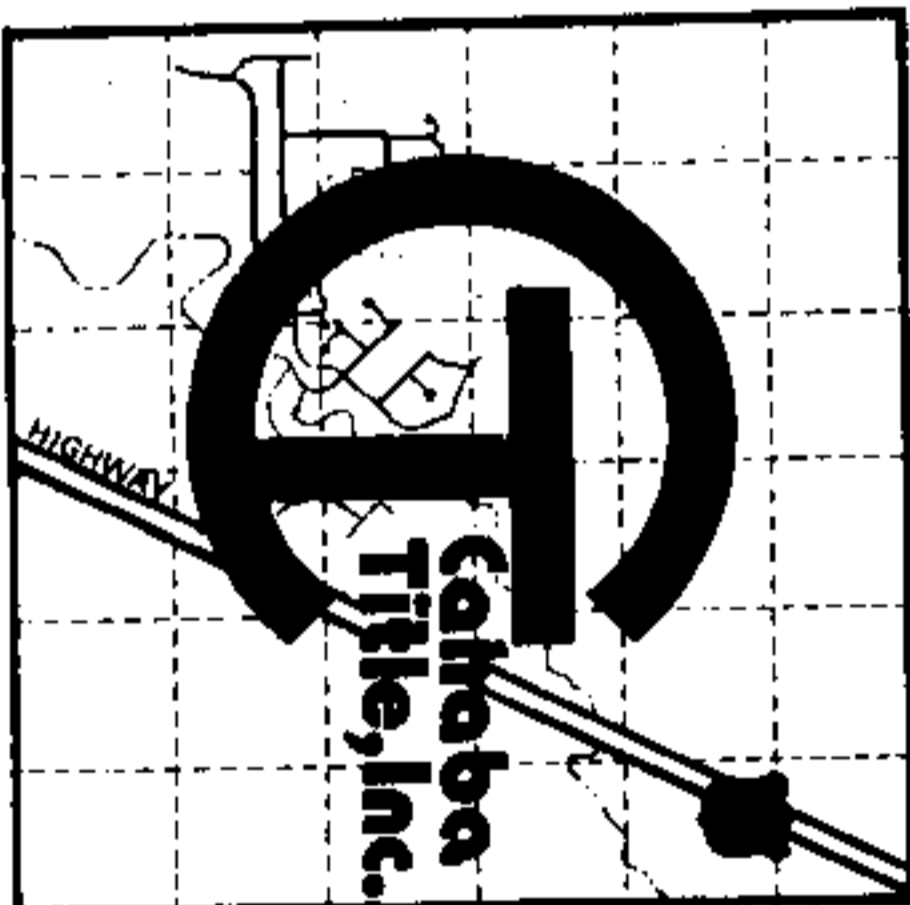
06/17/1994-19315
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OOE SNA 30.00

Return to:

TO

WARRANTY DEED

**JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR**



Recording Fee \$

Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205)988-5600 FAX 988-5905

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

Phone (205)833-1571 FAX 833-1577