

Send Tax Notice To:

Thomas D. Kaurudar  
2045 Highway 109  
Wilsonville, Alabama 35186  
PID# 16-4-17-0-000-014

**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

**Sixty Thousand and 00/100'S \*\*\* (\$60,000.00)**

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

**E.B. Capps and Louise Capps, husband and wife**

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

**Thomas D. Kaurudar and Tamara S. Kaurudar**

(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 Exhibit "A" Attached Hereto for Legal Description**

**\$ 57000** 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.

Subject to the covenants in Easement from Lemuel Goode and Clara Sue Goode dated June 15, 1994 and Recorded as Instrument No.1994-20465.

**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.

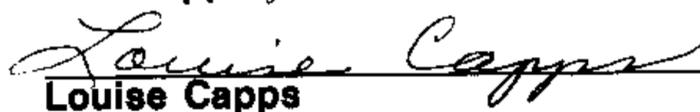
And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good 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.

Inst # 1994-20466

06/28/1994-20466  
02:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 WED 16.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 27th day of June, 1994.

  
E.B. Capps

  
Louise Capps

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **E.B. Capps and Louise Capps, 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 27th day of June, 1994.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

OUR FILE NO.: 94135RB

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

FILE NO: 94135RB  
LOAN NO: 6114  
BINDER NO: 94-0944

**EXHIBIT "A"  
LEGAL DESCRIPTION**

**PARCEL I:**

Commence at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North along the West Quarter-Quarter Section line 518.00 feet; thence turn right 89 Degrees 20 Minutes 24 Seconds in an Easterly direction 30.00 feet to the Point of Beginning; thence continue in an easterly direction along the same line 342.00 feet; thence turn left 89 Degrees 20 Minutes 24 Seconds in a Northerly direction 675.00 feet to the Centerline of a public road; thence turn left 90 Degrees 39 Minutes 36 Seconds in a Westerly direction along said Centerline 342.00 feet; thence turn left 89 Degrees 20 Minutes 24 Seconds in a Southerly direction 675.00 feet to the Point of Beginning.

**PARCEL II:**

Begin at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence East along the South Quarter-Quarter Section line 372.00 Feet; thence turn left 89 Degrees 20 Minutes 24 Seconds in a Northerly direction 518.00 feet; thence turn left 90 Degrees 39 Minutes 36 Seconds in a Westerly direction 342.00 feet; thence turn right 90 Degrees 39 Minutes 36 Seconds in a Northerly direction 675.00 feet to intersection with the Centerline of a public road; thence turn left 90 Degrees 39 Minutes 36 Seconds in a Westerly direction along said Centerline 30.00 feet to intersection with the West Quarter-Quarter Section line; thence South along said West Quarter-Quarter Section line 1193.00 feet to the Point of Beginning.

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