

This instrument was prepared by  
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ATTORNEY AT LAW  
143 Main, P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Kenneth W. Hollis and  
(Name) Linda K. Hollis  
(Address) 250 Wavahatchee Circle  
Shelby AL 35143

**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 FIFTY THOUSAND and 00/100, (\$150,000.00)----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

H. R. Eddings and wife, Tina Eddings

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

Kenneth W. Hollis and wife, Linda K. Hollis

(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:

Lot Number 11 according to Map of Waxa Subdivision recorded in Map Book 5, Page 5 in the Probate Office of Shelby County, Alabama. EXCEPT that part which would either be covered with waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January 1955, which was conveyed by Gulf States Paper Corporation, a corporation, to Alabama Power Company by deed dated May 3, 1966 and recorded in Deed Book 242, Page 369 in the Probate Office of Shelby County, Alabama. Also except Minerals and mining rights. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

**SUBJECT TO:**

Property taxes for 1994 and subsequent years.

Easement(s) and building line as shown on recorded map.

Restrictions appearing of record in Volume 235, Page 550.

Flood rights to Alabama Power Company as recorded in Volume 242, Page 369.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

**PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTORS, EXECUTED ON EVEN DATE HERewith, IN THE SUM OF \$150,000.00.**

Inst # 1994-20558

06/29/1994-20558  
11:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 23rd day of June, 19 94.

WITNESS

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

*H. R. Eddings* (Seal)  
*Tina Eddings* (Seal)  
Tina Eddings (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 H. R. Eddings and wife, Tina Eddings whose name s 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 23rd day of June A.D., 19 94

My Commission Expires:

Notary Public