

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 FORTY THREE THOUSAND FIVE HUNDRED TWENTY FIVE & NO/100---- (\$43,525.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Clyde M. Wyatt, a married man (herein referred to as grantors), do grant, bargain, sell and convey unto Charles E. White, Jr. and wife, Patti H. White (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 Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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

\$30,525.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: *290 QUAIL DRIVE HARPERVILLE, AL. 35078*

This property is vacant land and is not the homestead of the grantor or his spouse as defined by the Code of Alabama.

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, I have hereunto set my hand and seal, this 20th day of July, 1994.

Clyde M. Wyatt
Clyde M. Wyatt (SEAL)
Inst # 1994-23131

07/22/1994-23131
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 24.00
General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Clyde M. Wyatt, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July A.D., 1994

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

[Signature]
Notary Public

Inst # 1994-23131

Exhibit A

A parcel of land located in the SE 1\4 of the NW 1\4 and the SW 1\4 of the NE 1\4 of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama described as follows:

Commence at a corner in place accepted as the Northeast corner of the SW 1\4 of the NE 1\4 of section 9, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 86 deg. 31 min. 59 sec. West along the North boundary of said 1\4 1\4 section and along the North Boundary of the SE 1\4 of the NW 1\4 for a distance of 1597.78 feet; thence proceed South 02 deg. 49 min. 47 sec. East for a distance of 477.33 feet to a corner in place; thence proceed South 06 deg. 22 min. 32 sec. East for a distance of 210.10 feet to a corner in place being located on the Northerly boundary of a Shelby County dirt road; thence proceed North 87 deg. 28 min. 58 sec. East along the Northerly boundary of said road for a distance of 404.23 feet; thence proceed North 80 deg. 09 min. 00 sec. East along the Northerly boundary of said road for a distance of 197.95 feet; thence proceed north 67 deg. 37 min. 22 sec. East along the Northerly boundary of said road for a distance of 369.69 feet; thence proceed north 85 deg. 09 min. 53 sec. East along the Northerly boundary of said road for a distance of 564.29 feet to a corner in place; thence proceed North 03 deg. 22 min. 36 sec. East for distance of 339.31 feet to a point of beginning.

The above described land is located in the SW 1\4 of the NE 1\4 and the SE 1\4 of the NW 1\4 of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama.

All being situated in Shelby County, Alabama.

C. M. W.

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