

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 119 205/665-5102

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Michael Alexander and
(Name) Merry Lou Alexander

(Address) 101 Clarkbrook Lane
Calera, AL 35040

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 Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael Alexander, also known as Michael E. Alexander and Michael Eugene Alexander, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Alexander and wife, Merry Lou Alexander

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1994-24365

08/04/1994-24365
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

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, I have hereunto set my hand(s) and seal(s), this 28th day of July, 19 94.

WITNESS

(Seal)

(Seal)

(Seal)

Michael Alexander
Michael Alexander (Seal)

(Seal)

(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 Michael Alexander 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 28th day of July A.D., 19 94

My Commission Expires: 9/98

M A Spears
Notary Public

EXHIBIT "A"

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence North 89 deg. 23 min. 45 seconds East along the South line of said quarter-quarter a distance of 300.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 267.71 feet to a point; thence run North 1 deg. 01 min. 27 sec. West a distance of 770.59 feet to a point; thence run South 89 deg. 19 min. 56 sec. West along an existing fence line a distance of 571.78 feet to a point; thence run South 1 deg. 19 min. 37 sec. East along the West line of same said quarter-quarter a distance of 27.96 feet to a point; thence run North 77 deg. 22 min. 20 sec. West a distance of 280.38 feet to a point; thence run South 1 deg. 19 min. 37 sec. East a distance of 63.0 feet to a point; thence run South 75 deg. 24 min. 24 sec. East a distance of 282.96 feet to a point on the West line of the said quarter-quarter; thence run South 1 deg. 19 min. 37 sec. East along said quarter-quarter line a distance of 369.04 feet to a point; thence run North 89 deg. 23 min. 45 sec. East a distance of 300.0 feet to a point; thence run South 1 deg. 19 min. 37 sec. East a distance of 300.0 feet to the point of beginning, being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 121 Page 143 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 211 page 626 in Probate Office.

Easement(s) to South Central Bell as shown by instrument recorded in Real 172 Page 638 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK EXECUTED BY GRANTEES HEREIN ON EVEN DATE HEREWITH, IN THE SUM OF \$33,000.00.

Dated: 7/28/94

Michael Alexander
Michael Alexander

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09:47 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE