

This instrument was prepared by

(Name) Guaranty Land Title, Inc.

(Address) 623 Red Lane Road, Suite 200, B'ham., Al.

WARRANTY DEED, JOINTLY FOR LIFE, WITH REMAINDER TO SURVIVOR-LAWYERS TITLE INSURANCE CORPORATION, Birmingham.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-one thousand five hundred and eighty and 60/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES here in, the receipt whereof is

acknowledged, we Eugene M. McLain, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Northcutt and Nancy Northcutt

(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:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:  
From the SW corner of said 1/4-1/4 Section run North along the West Boundary thereof for a distance of 127.91 feet to the point of beginning of the property herein described, thence continue on the same course for a distance of 520.54 feet to the Southwest right of way line of Alabama Highway No. 25; thence turn an angle to the right of 97 degrees 42 minutes 53 seconds and run in a Southeasterly direction along said right of way line for a distance of 150.00 feet; thence turn an angle to the right of 82 degrees 07 minutes 46 seconds and run South for a distance of 500.00 feet; thence turn an angle to the right of 90 degrees and run West for a distance of 150.00 feet to the point of beginning of the property herein described, containing 1.749 acres, more or less.

Subject property is not the homestead of the Grantor nor his Spouse.

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 covered 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 said 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 10th day of August, 1994.

WITNESSES:

Patricia M. Powell (Seal)  
Sharon J. Dixon (Seal)  
\_\_\_\_\_  
(Seal)

Eugene M. McLain (Seal)  
James Northcutt (Seal)  
Nancy Northcutt (Seal)

STATE OF ALABAMA

Madison COUNTY

General Acknowledgment

I Paul M. Johnson, a Notary Public in and for said County, in said State, hereby certify that Eugene M. McLain 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 10th day of August, A.D. 1994

Notary Public

NOTARY PUBLIC EXPIRES 12/31/95

08/12/1994-25230  
11:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 30.50

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Inst # 1994-25230

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