

This instrument was prepared by

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THREE THOUSAND & NO/100---- (\$23,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, M. E. Hall and wife, Mary E. Hall (herein referred to as grantors), do grant, bargain, sell and convey unto Steven S. Simcik and wife, Linda A. Simcik (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:

Inst # 1994-30028

A portion of the West 1/2 of the West 1/2 of the NE 1/4 and the East 1/2 of the East 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, more particularly described as follows: Begin at the SW corner of the NE 1/4 of Section 9, Township 22 South, Range 3 West and run South 89 deg. 41 min. East for 657.40 feet; then run North 00 deg. 07 min. East for 217.99 feet to the point of beginning; then continue North 00 deg. 07 min. East for 318.50 feet; then run North 58 deg. 56 min. West for 902.22 feet to a point on the East right-of-way of Shelby County Road No. 15; then run South 6 deg. 14 min. West for 66.97 feet along the East right of way of said road; then run South 47 deg. 33 min. East for 188.81 feet; then run South 00 deg. 41 min. East for 210.30 feet; then run South 59 deg. 13 min. East for 742.14 feet back to the point of beginning; being situated in Shelby County, Alabama. Also, the right of ingress and egress over and along a dirt road as it presently exists leading from Shelby County Road No. 15 in an Easterly and Southerly direction along the Westerly and Southerly line of the above described parcel of land.

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

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, we have hereunto set our hands and seals, this 29th day of September, 1994.

M. E. Hall (SEAL)  
M. E. Hall

Mary E. Hall (SEAL)  
Mary E. Hall

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that M. E. Hall and wife, Mary E. Hall, whose names 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 of same bears date.

GIVEN UNDER MY HAND THIS 29th DAY OF September, 1994

My Commission Expires: 8-8-95

Notary Public

10/03/1994-30028  
11:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 31.50