

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 ONE HUNDRED THIRTY THOUSAND & NO/100---- (\$130,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Stephen L. Charlton and wife, Sandra M. Charlton (herein referred to as grantors), do grant, bargain, sell and convey unto Guy Evans Boyle and wife, Mary W. Boyle (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 # 1995-04178

See legal description attached as Exhibit "A"


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


\$91,692.50 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3239 Armstrong Industrial Court Pelham, Alabama 35124
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 13th day of February, 1995.


Stephen L. Charlton (SEAL)


Sandra M. Charlton (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Stephen L. Charlton and wife, Sandra M. Charlton 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 the same bears date.

Given under my hand and official seal this 13th day of February A.D., 1995

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

Notary Public

Inst # 1995-04178
02/15/1995-04178
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 49.50

EXHIBIT "A"

A parcel of land being situated in the west $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of Section 24, Township 20 south, Range 3 West in Shelby County, Alabama, and being described as follows:

Commencing at the N.W. corner of Section 24, Township 20 South, Range 3 West; thence south $06^{\circ}28'43''$ east and run along the west line of said section a distance of 1116.16'; thence North $83^{\circ}31'17''$ East and at right angle to said west line, run a distance of 286.04' to the westerly right of way line of Atlantic Coast Line Rail Road, said point being the point of beginning and the point on a curve to the left having a radius of 1566.86 and a delta of $11^{\circ}02'08''$; thence run along the arc of said curve and along said right of way a distance of 301.79' said arc being subtended by a chord which bears south $38^{\circ}08'34''$ east and a chord distance of 301.32, said point being the northeasterly corner of that property as described in Deed Book 344, page 623 in the Shelby County Probate Office; thence south $69^{\circ}22'24''$ west and leaving said right of way, run along the north line of said property a distance of 276.43' to the easterly right of way line of Louisville and Nashville Rail Road (100' R.O.W.); thence north $13^{\circ}36'50''$ west and run along said right of way a distance of 50.09' to the point of a curve having a radius of 1646.82 and a delta of $08^{\circ}28'35''$ thence run along the arc of said curve and along said right of way a distance of 243.63' to the southwesterly corner of the property as described in Deed Book 333, page 402 in the Shelby County Probate Office, said arc being subtended by a chord which bears north $17^{\circ}51'08''$ west and a chord distance of 243.41'; thence north $71^{\circ}14'44''$ east and leaving said right of way run a distance of 167.93' to the point of beginning.

+
AC

Inst # 1995-04178

02/15/1995-04178
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 49.50