

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
804 ~~148~~ Main, P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Gregory T. Durrett and
(Name) Teresa Durrett
(Address) P O Box 1341
Alabaster, AL 35007

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 FORTY THOUSAND and 00/100-----(\$140,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sara S. Hill, a married woman and Victor W. Smith, Jr., an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto Gregory T. Durrett and wife, Teresa Durrett

(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 # 1995-04581

Inst # 1995-04581

02/22/1995-04581
08:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

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, we have hereunto set our hand(s) and seal(s), this 14th day of February, 19 95.

WITNESS

Michelle R. Rossi (Seal)
Michelle R. Rossi (Seal)
_____ (Seal)

Sara S. Hill (Seal)
Victor W. Smith, Jr. (Seal)

STATE OF ~~Alabama~~ New Jersey }
~~Shelby~~ Mercer COUNTY } **General Acknowledgment**

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Sara S. Hill, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February A.D., 19 95

APRIL 7, 1998

MICHELLE R. ROSSI
A Notary Public of New Jersey

Michelle R. Rossi
Notary Public

My Commission Expires April 7, 1998

STATE OF ~~ALABAMA~~ New Jersey)
COUNTY OF ~~SUMMIT~~ MERCER)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that VICTOR W. SMITH, JR., an unmarried 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 14th day of February, 1995.

Michelle R Rossi

Notary Public

My Commission Expires: _____

**MICHELLE R. ROSSI
A Notary Public of New Jersey
My Commission Expires April 7, 1998**

EXHIBIT "A"

The SW 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama more particularly described by metes and bounds as follows: Beginning at the northwest corner of the SW 1/4 of the SE 1/4 of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter section a distance of 1,323.28 feet to the northeast corner of said said quarter-quarter; thence turn 88 deg. 05 min. 26 sec. to the right and run southerly along the east line of same said quarter-quarter a distance of 1,317.80 feet to the southeast corner of said quarter-quarter; thence turn 92 deg. 01 min. 30 sec. to the right and run westerly along the south line of same said quarter-quarter a distance of 1,323.32 feet to the southwest corner of same said quarter-quarter section; thence turn 87 deg. 58 min. 23 sec. to the right and run northerly along the west line of said quarter-quarter section a distance of 1,315.13 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the prescriptive right of way of the Alex Mill Road.
LESS AND EXCEPT that part of the land lying north of the Meandering Barbed Wire Fence as shown on the survey by Joe Conn, Jr. dated January 31, 1995.

SUBJECT TO:

Property Taxes for 1995 and subsequent years.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 131 page 397 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 120 page 590 in Probate Office.

Less and except any part of subject property lying within a road right of way.

Less and except that part of the land lying north of Meandering barbed Wire Fence is shown on the survey by Joe Conn, Jr. dated January 31, 1995.

Any loss, damage, claim, cost, expense and attorney's fee arising because of any adverse claim, or boundary line dispute with regard to the Meandering Barbed Wire Fence Shown on the survey by Joe Conn, Jr. dated January 31, 1995.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEEES HEREIN ON EVEN DATE HEREWITH, IN FAVOR OF JACK R. WILLIAMS AND ROSELIA M. WILLIAMS, IN THE SUM OF \$140,000.00.

THE REAL ESTATE HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

Date: 2/14/95

Sara S. Hill
Sara S. Hill

Victor W. Smith, Jr.
Victor W. Smith, Jr.

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