

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 THREE HUNDRED TWENTY FOUR THOUSAND EIGHT HUNDRED & NO/100---- (\$324,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kenneth R. Jones and wife, Sandra T. Jones (herein referred to as grantors), do grant, bargain, sell and convey unto Milton R. Mayfield and wife, Shirlie M. Mayfield (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:

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.

GRANTEES' ADDRESS:

2034 Highway 75 CALERA, AL-35040

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 14th day of April, 1995.

Kenneth R. Jones (SEAL)  
Kenneth R. Jones

Sandra T. Jones (SEAL)  
Sandra T. Jones

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 Kenneth R. Jones and wife, Sandra T. Jones 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 14th day of April A.D., 1995

Notary Public

Inst # 1995-10042  
04/19/1995-10042  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCJ 336.00

## EXHIBIT "A"

A parcel of land situated in Section 22, Township 22 South, Range 3 West described as follows: Commence at the NE corner of the SE 1/4 of NW 1/4 of Section 22 and go South 0 deg. 55 min. East along the East Boundary of said 1/4 1/4 section for 367.00 feet to the point of beginning; thence South 46 deg. 12 min. West for 1693.40 feet to the North-Easterly Boundary of Overland Road; thence North 32 deg. 09 1/2 min. West along this boundary for 45.96 feet; thence continue North 31 deg. 14 1/2 min. West along this boundary 436.38 feet; thence North 43 deg. 18 min. East for 436.70 feet; thence North 46 deg. 06 1/2 min. West for 491.04 feet; thence South 33 deg. 36 min. West for 336.64 feet to a point on a curve on the North-Easterly Boundary of Overland Road, said curve having a radius of 508.33 feet and subtended by a chord bearing North 54 deg. 43 min. West for 223.36 feet; thence along this curve for 225.08 feet; thence North 16 deg. 48 min. East for 149.28 feet; thence North 45 deg. 46 min. West for 37.97 feet to the center line of Shoal Creek; thence along this center line as follows North 68 deg. 44 min. East for 227.23 feet; thence North 77 deg. 53 min. East for 158.32 feet; thence North 75 deg. 00 min. East for 93.50 feet; thence North 78 deg. 05 min. East for 63.55 feet; thence North 57 deg. 5 1/2 min. East for 105.48 feet; thence North 22 deg. 16 min. East for 273.13 feet; thence North 15 deg. 52 1/2 min. East for 235.26 feet; thence North 2 deg. 15 min. East for 64.10 feet to the point of intersection of the center line of Shoal and Spring Creeks; thence along the center line of Spring Creek as follows, go South 89 deg. 02 min. East for 116.63 feet; thence South 46 deg. 55 min. East for 188.92 feet; thence South 77 deg. 07 min. East for 313.84 feet; thence South 86 deg. 42 min. East for 374.01 feet; thence North 75 deg. 27 min. East for 192.62 feet; thence North 66 deg. 14 min. East for 139.57 feet; thence North 89 deg. 56 min. East for 121.59 feet; thence South 60 deg. 02 min. East for 183.36 feet; thence South 85 deg. 08 min. East for 145.87 feet; thence South 57 deg. 31 min. East for 243.81 feet to the point of intersection of the center line of Spring and Dry Creeks; thence along the center line of Dry Creek as follows; go South 13 deg. 22 min. East for 198.90 feet, thence South 42 deg. 06 min. West for 256.32 feet; thence North 84 deg. 15 1/2 min. West for 30.00 feet to a point on the West Bank of Dry Creek; thence continue North 84 deg. 15 1/2 min. West for 623.77 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a fifteen foot easement and reservations pertaining thereto as set out in Deed Book 345 page 116, said easement is described as follows:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 22 and go South 0 deg. 55 min. East along the East boundary of said 1/4-1/4 Section for 367.00 feet; thence South 46 deg. 12 min. West for 1693.40 feet to the Northeasterly boundary of Overland Road; thence North 32 deg. 09 1/2 min. West along this boundary for 45.96 feet; thence continue along this boundary North 31 deg. 14 1/2 min. West for 436.38 feet; thence North 43 deg. 18 min. East for 436.70 feet; thence North 46 deg. 06 1/2 min. West for 291.00 feet to the point of beginning; thence North 36 deg. 19 min. East for 128.00 feet to a point hereafter known as Point "A"; from Point "A" go North 38 deg. 41 min. West to the center line of Shoal Creek; also from Point "A" go North 36 deg. 19 min. East for 530.00 feet; thence North 6 deg. 00 min. East to the center line of Spring Creek (approx. 360 feet); being situated in Shelby County, Alabama.

*R.R.J. S.S.J.*

04/18/1995-10042  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1995-10042