

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

GRANTEES' ADDRESS:

Clyde D. Howard  
PO BOX 374  
Chelsea, AL 35043

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 EIGHT THOUSAND SEVEN HUNDRED SEVENTY FIVE & NO---- (\$138,775.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Herman J. Lohmann, a married man (herein referred to as grantors), do grant, bargain, sell and convey unto Clyde D. Howard and Jerry Lucas, as tenants in common (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:

A parcel of land in the North 1/2 of the NW 1/4 of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commencing at the Northeast corner of Section 7, Township 20 South, Range 1 East; thence South 0 deg. 13 min. 24 sec. East, a distance of 1311.78 feet; thence South 89 deg. 23 in. 51 sec. East, a distance of 359.00 feet to the point of beginning; thence South 89 deg. 23 min. 51 sec. East a distance of 1012.00 feet; thence North 2 deg. 05 min. 30 sec. East, a distance of 62.42 feet; thence South 86 deg. 53 min. 54 sec. East, a distance of 656.94 feet; thence North 2 deg. 35 min. 02 sec. East, a distance of 661.64 feet; thence South 87 deg. 00 min. 07 sec. East, a distance of 314.29 feet to the Southwest right of way line of Shelby County Road No. 445; thence North 76 deg. 04 min. 48 sec. West along said road right of way line for a distance of 70.20 feet to the point of curvature of a tangent curve, concave to the Northeast, having a radius of 532.36 feet, a central angle of 40 deg. 53 min. 42 sec. and a chord of 371.96 feet bearing North 54 deg. 23 min. 43 sec. West; thence Northwest along said curve a distance of 379.97 feet; thence North 35 deg. 11 min. 04 sec. West along said road right of way line for a distance of 99.16 feet; thence North 89 deg. 36 min. 01 sec. West a distance of 1273.36 feet; thence North 0 deg. 34 min. 56 sec. East, a distance of 63.04 feet; thence North 88 deg. 24 min. 45 sec. West, a distance of 376.26 feet; thence South 2 deg. 36 min. 32 sec. West, a distance of 490.74 feet; thence South 8 deg. 32 min. 15 sec. East, a distance of 572.57 feet to the point of beginning; being situated in Shelby County, Alabama.

Also the right of ingress and egress and utilities over and along that certain non-exclusive 60 foot private easement lying West of and adjacent to subject property and which easement leads in a southerly direction from Shelby County Highway No. 32 to the southwest corner of the above described property, as shown by survey of Larry W. Carver dated March 22, 1995.

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

The following restrictions and covenants shall attach to and running with the land perpetually:

1. No structure of temporary character, trailer, basement, tnet, shack, garage, barn or other outbuilding shall be used at any time as a residence either temporarily or permanently. No mobile home will be permitted.
2. No visible accumulation of inoperable vehicles or machinery will be permitted on this land.
3. No commercial chicken operations will be allowed on this land.

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.

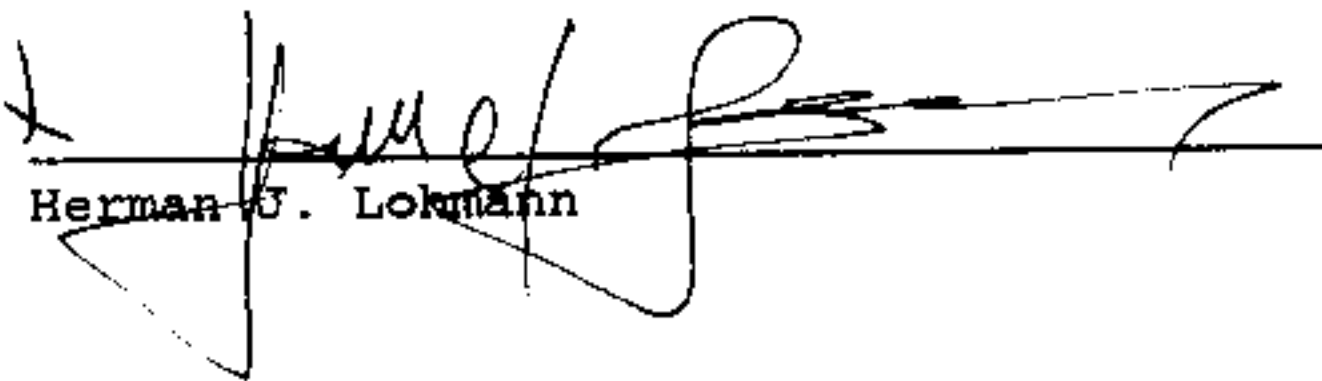
05/08/1995-11900  
10:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 150.00

Inst # 1995-11900

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of April, 1995.

  
Herman J. Lohmann (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman J. Lohmann, a married 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 27th day of April A.D., 1995

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

Inst # 1995-11900

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