

This instrument was prepared by:  
(Name) DIANA S. HAWKINS  
(Address) 1220 HWY 11 LOT # 10  
CHELSEA, ALA. 35043

Send Tax Notice to:  
(Name) JAMES T. STEELE  
(Address) 1542 APT. B KENT DAIRY RD.  
ALABASTER, ALA. 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

SHELBY

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

\$500.00

That in consideration of TEN AND NO/100 DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WILLARD CHANCE AND WIFE DOROTHY CHANCE  
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES THOMAS STEELE AND WIFE EDITH STEELE  
(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:

One acre of land in the N.E.1/4 of the N.E.1/4 of Section One,  
Township 20 South, Range Two West, Shelby County, Alabama;  
described as follows:

Commence at the Northeast corner of said Section One:

Thence run South along the East section line 592.03 feet,

Thence run West and parallel with the North section line 100.00 feet to  
THE POINT OF BEGINNING:

Thence continue last course 399.72 feet,

Thence run North and parallel with the East section line 108.57 feet,

Thence run East and parallel with the North section line 399.72 feet,

Thence run South and parallel with the East section line 108.57 feet,  
THE POINT OF BEGINNING.

SUBJECT TO AND BENEFITING FROM EASEMENTS for ingress, egress and utilities,  
described as follows: A 30 foot easement, 15 feet on each side of the  
centerline of an existing chert drive as now located on said property and  
across the coterminous one acre tract lying North of the above described  
property, said coterminous parcel of land being owned by Willard and Dorothy  
Chance, as evidenced by deed recorded in the office of the Judge of Probate  
of Shelby County, Alabama in book 344, page 494, and deeded to Diana Hawkins  
and husband Jeff Hawkins of even date herewith; ALSO the North 15 feet of  
said coterminous parcel.

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.

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 11 th  
day of MAY, 19 95

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Willard Chance (Seal)

Dorothy Chance (Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

Shelby

**COUNTY**

**General Acknowledgment**

I, Diana S. Hawkins, a Notary Public in and for said County, in said State,  
hereby certify that Willard and Dorothy Chance  
whose name is 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 was executed the same voluntarily on the day the same bears  
date.

Given under my hand and official seal this 11 day of May, A.D., 19 95

2-4-98

My Commission Expires

Diana S. Hawkins

Inst # 1995-12464 Notary Public

05/12/1995-12464  
09:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

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