

Send Tax Notice To:
Michael J. McKay and wife,
Vicky F. McKay
204 Saxon Drive
Birmingham, Alabama 35209

This instrument was prepared by:
LINDSEY J. ALLISON
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Forty Six Thousand Four Hundred Sixty Nine Dollars and 39/100 (\$46,469.39) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Hardie Property Partners**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Michael J. McKay and wife, Vicky F. McKay** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: The entire above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from

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all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, the said grantor by its General Partner, who is authorized to execute this conveyance, hereto set its signature and seal, this 11 day of May, 1995.

BY:

Randall H. Goggans
Hardie Property Partners

By: Randall H. Goggans

Its: General Partner

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name as partner of Hardie Property Partners, a partnership, 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, in his capacity as partner, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11 day of May, 1995.

Kimberly M. Melton
Notary Public

My commission expires: 3-1-99

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT FOUR:

A parcel of land situated in the South One-Half of the Southeast Quarter of Section 13, Township 20 South, Range 1 West, and the Southwest Quarter of Section 18, Township 20 South, Range 1 East, all of the Huntsville Meridian, Shelby County, Alabama, also being a part of Hidden Heather, as recorded in Map Book 15, Page 82, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described by metes and bounds as follows:

Commence at the Southeast corner of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run South 87 degrees 50 minutes 54 seconds West (Plat - South 87 degrees 47 minutes 00 seconds West) along the South line of Section 13 for a distance of 1733.13 feet to the point of beginning; thence continue South 87 degrees 50 minutes 54 seconds West along said South line for a distance of 895.00 feet to the Southwest corner of the Southeast Quarter of Section 13; thence run North 00 degrees 02 minutes 24 seconds East (Plat - North 00 degrees 01 minutes 00 seconds West) along the West line of said Quarter Section for a distance of 629.64 feet; thence leaving said West line run North 88 degrees 42 minutes 00 seconds East for a distance of 786.45 feet; thence run North 85 degrees 02 minutes 27 seconds East for a distance of 1482.13 feet; thence run North 30 degrees 30 minutes 43 seconds East for a distance of 933.17 feet to the Southwesterly right of way line of Shelby County Highway No. 49 (right of way: 80 feet); thence run South 28 degrees 19 minutes 37 seconds East (Plat - South 28 degrees 28 minutes East) along said right of way line for a distance of 11.69 feet; thence leaving said right of way line run South 30 degrees 30 minutes 43 seconds West for a distance of 932.27 feet; thence run South 85 degrees 02 minutes 27 seconds West for a distance of 1394.01 feet; thence run South 01 degrees 18 minutes 00 seconds East for a distance of 612.14 feet to the point of beginning.

Together with and subject to a non-exclusive easement for ingress, egress, and utilities over and across a parcel of land situated in the South One-Half of the Southeast Quarter of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, and the West One-Half of the Southwest Quarter of Section 18, Township 20 South, Range 1 East, Huntsville Meridian, all in Shelby County, Alabama, also being a part of Hidden Heather, as recorded in Map Book 15, Page 82, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described by metes and bounds as follows:

Commence at the Southeast corner of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 00 degrees 01 minutes 49 seconds West (Plat - North 00 degrees 05 minutes West) along the East line of Section 13 for a distance of 1181.87 feet (Plat 1182.17) to the point of beginning of an easement for ingress/egress and utilities; thence leaving said Section line run South 33 degrees 27 minutes 00 seconds West for a distance of 640.28 feet; thence run South 85 degrees 02 minutes 27 seconds West for a distance of 1489.02 feet; thence run South 88 degrees 42 minutes 00 seconds West for a distance of 144.44 feet; thence run North 01 degrees 18 minutes 00 seconds West for a distance of 59.88 feet; thence run North 88 degrees 42 minutes 00 seconds East for a distance of 140.61 feet; thence run North 85 degrees 02 minutes 27 seconds East for a distance of 1454.39 feet; thence run North 30 degrees 30 minutes 43 seconds East (Plat - North 30 degrees 03 minutes East) for a distance of 658.22 feet; thence run North 88 degrees 59 minutes 09 seconds East (Plat - North 88 degrees 37 minutes East) for a distance of 19.67 feet (Plat - 19.66 feet); thence run North 33 degrees 35 minutes 59 seconds West (Plat - North 33 degrees 17 minutes West) for a distance of 19.56 feet (Plat - 19.57 feet); thence run North 33 degrees 38 minutes 07 seconds East (Plat - North 33 degrees 28 minutes East) for a distance of 90.20 feet (Measured and plat); thence run North 17 degrees 34 minutes 07 seconds East (Plat - North 17 degrees 24 minutes East) for a distance of 213.83 feet (Plat - 213.48) to the Southwesterly right of way line of Shelby County Highway No. 49 (right of way width: 80 feet); thence run South 28 degrees 10 minutes 37 seconds East (Plat - South 28 degrees 28 minutes East) along said right of way line for a distance of 257.12 feet (Plat 253.62 feet); thence leaving said right of way line run South 62 degrees 11 minutes 17 seconds West (Plat - South 60 degrees 37 minutes West) for a distance of 142.25 feet (Plat - 141.74 feet); thence run South 33 degrees 27 minutes 00 seconds West (Plat - South 32 degrees 39 minutes West) for a distance of 110.88 feet (Plat 110.25) to the point of beginning.

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