

Send Tax Notice To:
Ralph W. McCurry and wife,
W. Rene McCurry
P.O. Box 605
Madison, Alabama 35758

This instrument was prepared by:
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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 Two Hundred Fifteen Thousand Dollars and 00/100 (\$215,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DAS PROPERTIES, INC., a Missouri corporation**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **RALPH W. MCCURRY AND WIFE, W. RENE MCCURRY** (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:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama: Thence run west along the South Section line 1048.89 feet to a point on the Northeast right of way of Interstate Highway #65, thence turn right 55 deg. 31 min. and run Northwest 237.57 feet to a point on the Easterly right of way of said Interstate #65 and the Northerly right of way of Shelby County Highway #26, thence turn right 83 deg. 10 min. 26 sec. and run Northeast 210.00 feet to a point on the Northerly right of way of said Highway #26 and the point of beginning; thence turn left 84 deg. 14 min. 34 sec. and run Northwest 360.00 feet, thence turn right 73 deg. 28 min. 36 sec. and run Northeast 236.82 feet, thence turn right 58 deg. 47 min. 24 sec. and run Southeast 200.87 feet, thence turn right 92 deg. 09 min. 06 sec. and run Southwest 141.51 feet, thence turn left 83 deg. 39 min. 14 sec. and run Southeast 74.16 feet to a point on the Northwest right of way of said highway #26, said point being on a clockwise curve having a Delta angle of 21 deg. 19 min. 59 sec. radius of 945.79 feet, tangent of 178.13 feet, and a chord of 350.10 feet, thence turn right 96 deg. 06 min. 45 sec. to tangent and run along the arc of said curve 352.13 feet to the point of beginning; being situated in Shelby County, Alabama

Inst # 1995-13848

05/26/1995-13848
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 62.50

Inst # 1995-13848

Subject to:

1. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.
2. Easement as set out in Deed 282, Page 70 in Probate Court.

NOTE: Grantor quitclaims all mineral and mining rights to Grantee but does not warrant same.

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

NOTE: \$161,000.00 of the 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 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 Authorized Agent, who is authorized to execute this conveyance, hereto set its signature and seal, this 23rd day of May, 1995.

BY:

Robert B. Schilli, Jr., Authorized Agent
Robert B. Schilli, Jr., Authorized Agent

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert B. Schilli, Jr. as Authorized Agent of DAS Properties, Inc., a Missouri corporation, 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 as such agent and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of May, 1995.

Kimberly A. Melton
Notary Public
My commission expires 3-1-99