

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & ASSOCIATES, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Five Thousand and No/100 Dollars (\$75,000.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, Doris C. Howard, a married woman; Alvin E. Churchwell, a married man; Alfred Paul Churchwell, a married man, and Jerry Dale Churchwell, a married man, (herein referred to as Grantors) do grant, bargain, sell and convey unto JERRY DALE CHURCHWELL and JUDITH CHURCHWELL (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 right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The above described property does not constitute the homestead of Grantors nor that of their spouses.

\$46,200.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

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 for 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 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.

08/14/1995-22106
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 45.50

Inst # 1995-22106

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 9 day of August, 1995.

Doris C. Howard
Doris C. Howard

Alvin E. Churchwell
Alvin E. Churchwell

Alfred Paul Churchwell
Alfred Paul Churchwell

Jerry Dale Churchwell
Jerry Dale Churchwell

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Doris C. Howard, Alvin E. Churchwell, Alfred Paul Churchwell and Jerry Dale Churchwell, whose name(s) 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 9 day of August, 1995.

Sanja K. Hennes
Notary Public

Exhibit "A"

For a point of beginning commence at the true Northeast corner of the SE 1/4 of the NW 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, and proceed South 02 degrees 29 minutes 29 seconds West along the true East boundary of said SE 1/4 -NW 1/4 a distance of 613.89 feet; thence proceed North 88 degrees 42 minutes 06 seconds West for a distance of 210.0 feet; thence proceed South 02 degrees 29 minutes 29 seconds West a distance of 105.0 feet; thence proceed North 88 degrees 42 minutes 06 seconds West for a distance of 210.0 feet; thence proceed 02 degrees 29 minutes 29 seconds West a distance of 210.0 feet; thence proceed South 43 degrees 06 minutes 17 seconds East a distance of 354.37 feet to a point on the North boundary of country road #462 (paved); thence proceed North 46 degrees 50 minutes 16 seconds East along the North boundary of said road a distance of 238.55 feet to a point on the true Southeast corner of said SE 1/4-NW 1/4; thence proceed South 02 degrees 29 minutes 29 seconds West a distance of 333.89 feet to the Southeast corner of said SE 1/4-NW 1/4; thence proceed South 01 degree 30 minutes 06 seconds East a distance of 264.42 feet; thence proceed North 89 degrees 34 minutes 04 seconds West a distance of 832.46 feet to a point on the Northeasterly right-of-way line of county highway #45; thence proceed North 47 degrees 45 minutes 31 seconds West along the Northeasterly R/W line of said road a distance of 368.59 feet to a point on said R/W; thence proceed North 50 degrees 26 minutes West for a chord distance of 144.23 feet to a point on said R/W; thence proceed North 55 degrees 39 minutes 19 seconds West for a chord distance of 105.33 feet to a point on said R/W and also being on the locally accepted West boundary of said 1/4-1/4 section a distance of 1159.09 feet to the locally accepted Northwest corner of said SE 1/4-NW 1/4; thence proceed North 87 degrees 55 minutes 08 seconds East along the accepted North boundary of said 1/4-1/4 section a distance of 1322.66 feet to the point of beginning of herein described tract of land.

The above described property is located in the SE 1/4 of the NW 1/4 and a strip of land off the North side of the NE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama.

Minerals and mining rights excepted.

Inst # 1995-22106

08/14/1995-22106
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 45.50