

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND & NO/100---- (\$200,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harold Lynn Hill and Nancy A. Hill, married person & single person (herein referred to as grantors), do grant, bargain, sell and convey unto Craig M. Corwin and wife, Stephanie D. Corwin (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 LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A".

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

\$186,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 111 Highway 42 Calera, Alabama 35040

This property is not the homestead property of Harold Lynn Hill as defined by the Code of Alabama.

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.

09/18/1995-25875
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
302 MC0 25.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of September, 1995.

Harold Lynn Hill (SEAL)
Harold Lynn Hill
Nancy A. Hill (SEAL)
Nancy A. Hill

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 Harold Lynn Hill and Nancy A. Hill, married person & single person whose names 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 15th day of September A.D., 1995

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Peggy I. Murphree
Notary Public
2-20-99

Inst # 1995-25875

EXHIBIT "A"

Beginning at the northwest corner of the NE1/4 of the NW1/4 of Section 2, Township 22 south, Range 2 west, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter section a distance of 649.57' to a point; Thence turn an angle of 89°56'04" to the left and run easterly along an existing fence a distance of 210.01' to a point; Thence turn an angle of 90°01'40" right and run southerly along an existing fence a distance of 530.13' to a point; Thence turn an angle of 62°24'25" left and run southeasterly along an existing fence a distance of 88.14' to a point; Thence turn an angle of 40°58'51" right and run southeasterly a distance of 193.07' to a point on the northerly margin of Shelby County Highway No. 42; Thence turn an angle of 72°28'02" left and run easterly along said margin of said highway a distance of 326.00' to a point; Thence turn an angle of 87°01'25" left and run northerly a distance of 1,375.94' to a point on the north line of said NE1/4 of the NW1/4 of said Section 2; Thence turn an angle of 88°40'03" left and run westerly along said north line of said quarter-quarter section a distance of 652.30' to the point of beginning.



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