

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 EIGHTY FOUR THOUSAND TWO HUNDRED THIRTY EIGHT & 88/100---- (\$84,238.88) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C.D. Howard and Jerry Lucas, married men (herein referred to as grantors), do grant, bargain, sell and convey unto T. Lane Whited and wife, Jackie S. Whited (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"

GRANTEE'S ADDRESS: 3412 CHIPPENHAM CR. BIRMINGHAM, AL. 35242

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTORS AS DEFINED BY THE CODE OF ALABAMA.

THE FOLLOWING RESTRICTIVE COVENANTS SHALL ATTACH TO AND RUN WITH THE LAND:

- 1) NO MOBILE HOMES OR TRAILERS;
- 2) ANY RESIDENTIAL HOMES SHALL HAVE A MINIMUM OF 1,500 SQUARE FEE EXCLUDING THE BASEMENT;
- 3) THE PROPERTY SHALL NOT BE USED FOR ANY COMMERCIAL PURPOSE.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of November, 1995.

C.D. Howard (SEAL)
C.D. Howard
Jerry Lucas (SEAL)
Jerry Lucas

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that C.D. Howard and Jerry Lucas, married men 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 ~~21st~~ day of November A.D., 1995

[Signature]
Notary Public

11/22/1995-33655
02:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD \$1.50

1995-33655

EXHIBIT "A"

Begin at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 19 South, Range 1 East; thence run South along the West line of the said 1/4 1/4 for a distance of 1312.02 feet; thence turn an angle to the left of 90 deg. 13 min. 15 sec. and run East along the South line of said 1/4 1/4 for a distance of 642.32 feet; thence turn an angle to the right of 90 deg. 13 min. 15 sec. and run South for a distance of 61.04 feet; thence turn an angle to the left of 90 deg. 18 min. 31 sec. and run East for a distance of 1170.53 feet; thence turn an angle to the right of 39 deg. 42 min. 25 sec. and run Southeast for a distance of 405.69 feet to a point on the Northwest right of way of Shelby County Road No. 55; thence turn an angle to the left of 73 deg. 21 min. 12 sec. to the tangent of a curve to the right having a central angle of 00 deg. 10 min. 06 sec. and a radius of 1674.17 feet; thence run along the arc of said curve in a Northeast direction for a distance of 4.92 feet; thence run along the tangent, if extended, to said for a distance of 25.24 feet; thence turn an angle to the left of 106 deg. 48 min. 53 sec. and run Northwest for a distance of 426.35 feet; thence turn an angle to the left of 39 deg. 42 min. 25 sec. and run West for a distance of 1149.87 feet; thence turn an angle to the right of 90 deg. 18 min. 30 sec. and run North for a distance of 1338.74 feet to a point on the North line of the Southwest 1/4 of the Northwest 1/4; thence turn an angle to the left of 89 deg. 51 min. 24 sec. and run West along the North line of said 1/4 1/4 for a distance of 672.32 feet to the point of beginning; being situated in the N 1/2 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama.

Inst # 1995-33655

11/22/1995-33655
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