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This instrument was prepared by:  
(Name) STEWART-DAVIS, P.C.  
(Address) 3800 Colonnade Parkway, Suite 650  
Birmingham, Al 35243

Send Tax Notice to:  
(Name) RICHARD S. FINDLEY  
(Address) 1231 Highway 33  
Pelham, AL 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THREE THOUSAND AND NO/100 (\$93,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, DURA DELORES HEADLEY, an unmarried woman, AND FRANCES DORILLA DRIVER, an unmarried woman (herein referred to as grantors), do grant, bargain, sell and convey unto RICHARD S. FINDLEY and RANDI FINDLEY, husband and wife

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

\$74,400.00 of the purchase price herein is from the proceeds of a purchase money mortgage, executed this date and to be recorded simultaneously herewith.

The Grantors herein are the sole heirs at law of Rosie Dunaway, a/k/a Rosie Dorilla Dunaway, who died on June 28, 1992, the deed conveying subject property to the said Rosie Dunaway being recorded on June 10, 1975 in Book 292, at Page 590, in the Probate Office for Shelby County, Alabama.

Inst # 1996-04270

02/09/1996-04270  
09:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 30.00

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 joint 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 (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 noted above; that I (we) have 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 19th day of January, 19 96.

WITNESS  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Dura Delores Headley (Seal)  
DURA DELORES HEADLEY  
Frances Dorilla Driver (Seal)  
FRANCES DORILLA DRIVER  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
JEFFERSON County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dura Delores Headley, an unmarried woman and FRANCES Dorilla Driver, an unmarried woman, 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 19th day of January, A.D., 19 96.

1-3-00

Stewart  
Notary Public

EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE WESTERLY ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 812.52 FEET TO A POINT ON THE NORTHWESTERLY MARGIN OF SHELBY COUNTY HIGHWAY NO. 33 AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 392.43 FEET TO A POINT ON THE TOP OF THE RIDGE OF THE HILL; THENCE TURN AN ANGLE OF 120 DEGREES 58 MINUTES 26 SECONDS TO THE RIGHT AND RUN NORTHEASTERLY ALONG THE SAID RIDGE A DISTANCE OF 182.75 FEET TO AN EXISTING OPEN TOP PIPE CORNER; THENCE TURN AN ANGLE OF 3 DEGREES 54 MINUTES 35 SECONDS TO THE RIGHT AND CONTINUE NORTHEASTERLY A DISTANCE OF 6.52 FEET TO AN EXISTING OPEN TOP PIPE CORNER; THENCE TURN AN ANGLE OF 54 DEGREES 11 MINUTES 04 SECONDS TO THE RIGHT AND RUN EASTERLY A DISTANCE OF 377.79 FEET TO AN EXISTING OPEN TOP CORNER ON THE NORTHWESTERLY MARGIN OF SAID SHELBY COUNTY HIGHWAY NO. 33; THENCE TURN AN ANGLE OF 117 DEGREES 13 MINUTES 21 SECONDS TO THE RIGHT AND RUN SOUTHWESTERLY ALONG MARGIN OF SAID ROAD A DISTANCE OF 187.59 FEET TO THE POINT OF BEGINNING, THIS PARCEL IS ALSO KNOWN AS LOT 3-B OF THE DUNAWAY ESTATES SURVEY AS REFLECTED IN THE MAP DATED MAY 20, 1992. SITUATED IN SHELBY COUNTY, ALABAMA.

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