

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Phillip M. Edwards and
(Name) Tammy M. Edwards
(Address) 214 Cherokee St.
Montevallo AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and 00/100-----(\$6,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Pauline Evans Allen, an unmarried woman, by and through Alfred W. Allen, her Attorney-in-Fact

(herein referred to as grantors) do grant, bargain, sell and convey unto

Phillip M. Edwards and wife, Tammy M. Edwards

(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, the following described real estate situated in SHELBY County,
Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1996-05585

02/21/1996-05585
12:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 19.50

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.

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.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th
day of FEBRUARY, 19 96

WITNESS

(Seal)

(Seal)

(Seal)

Pauline Evans Allen
By Alfred W. Allen

(Seal)

Pauline Evans Allen
By: Alfred W. Allen, Her
Attorney-in-Fact

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that _____

whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
on this day, that being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this _____ day of _____ A.D., 19 _____

My Commission Expires

Notary Public

Inst # 1996-05585

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ALFRED W. ALLEN, whose name as ATTORNEY-IN-FACT FOR PAULINE EVANS ALLEN, 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, in his capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of February, 1996.

DNA Smea

Notary Public

My Commission Expires: 9/97

EXHIBIT "A"

A parcel of land in the W 1/2 of NW 1/4 of Section 2, Township 24 North, Range 12 East, and the NW 1/4 of NW 1/4 of Fractional Section 27, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said 1/4 1/4 section 375.50 feet to a point; thence turn 74 deg. 06 min. 13 sec. left and run Southwesterly 286.82 feet to the point of beginning of the property being described; thence turn 8 deg. 43 min. 25 sec. right and run Southwesterly 137.49 feet to a point; thence turn 20 deg. 38 min. 40 sec. left and run 253.15 feet to a point; thence turn 35 deg. 46 min. 48 sec. left and run Southeasterly 438.56 feet to a point on an existing fence line; thence turn 100 deg. 37 min. 17 sec. left and run Northeasterly along said fence line 163.95 feet to a point; thence turn 20 deg. 52 min. 15 sec. left and run Northeasterly 160.51 feet to a point; thence turn 16 deg. 45 min. 23 sec. right and run Northeasterly 192.08 feet to a point; thence turn 96 deg. 55 min. 19 sec. left and run Northwesterly 599.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Along with a proposed 20 foot easement along an existing gravel drive the centerline of which is described as follows:
Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said 1/4-1/4 section 375.50 feet to a point; thence turn 74 deg. 06 min. 13 sec. left and run 286.82 feet to a point; thence turn 69 deg. 21 min. 42 sec. left and run Southeasterly 583.43 feet to a point in the centerline of an existing gravel road and the point of beginning on the centerline, of the easement being described; thence turn 96 deg. 55 min. 19 sec. right and run Southwesterly along centerline of said road 192.42 feet to a point; thence turn 16 deg. 02 min. 15 sec. left and run along centerline of said road 160.51 feet to a point; thence turn 22 deg. 27 min. 45 sec. right and run Southwesterly along centerline of said road 162.97 feet to a point on the Southernmost line of subject property and the end of required easement.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121 Page 254; Deed 112 page 63 and Deed 133 page 493 in Probate Office.

Right(s)-of-Way(s) for road as set out by Final Record 17 page 269 in Probate Office.

Rights of others to use access easement as set out hereinabove.

Less and except any portion lying within existing gravel road as shown on the survey of Joseph Conn, dated January 23, 1996.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED BY GRANTOR THROUGH HER ATTORNEY-IN-FACT, ALFRED W. ALLEN, PURSUANT TO RECORDATION AT INSTRUMENT #1995-11422, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

Dated: 2/19/96

Pauline Evans Allen
By Alfred W. Allen

Pauline Evans Allen
By: Alfred W. Allen
Her Attorney-in-Fact

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