

This instrument was prepared by:
(Name) James R. Kramer
(Address) P O Box 1012
Alabaster, AL 35007

Send Tax Notice to:
(Name) _____
(Address) _____

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 Fifty Thousand and No/100 (\$250,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mike Pierce, Keela Pierce, James E. Pierce and Joy A. Pierce (herein referred to as grantors) do grant, bargain, sell and convey unto Gary Shurrett and Shu Shurrett (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:

Parcel 1
Commence at the northwest corner of Section 25, Township 20 south, Range 3 west, Pelham, Shelby County, Alabama and run thence easterly along the north line of said section a distance of 573.54' to a point; Thence turn 81 08'56" right and run south-southeasterly 380.11' to a steel pin corner and the point of beginning of the property, Parcel-1, being described; Thence continue along last described course 136.64' to a steel pin corner; Thence turn 00 56'17" right and continue south-southeasterly a distance of 104.27' to a steel pin corner; Thence turn 80 22'09" left and run 281.76 to a steel pin corner on the westerly right of way line of U.S. Highway No. 31; Thence turn 108.44'14" left and run northerly along said right of way line 189.62' to a steel pin corner; Thence turn 80 50'24" left and run westerly 119.21' to a steel pin corner; Thence turn 18 45'33" right and run 72.55' to a steel pin corner; Thence turn 90 00'00" right and run northerly 95.10' to a steel pin corner; Thence turn 90 09'06" left and run westerly 78.11' to the point of beginning containing 1.086 acres.

Parcel 2
Commence at the northwest corner of Section 25 south, Range 3 west, Pelham, Shelby County Alabama and run thence easterly along the north line of said section a distance of 573.54' to a point; Thence turn 81 01'56" right and run south-southeasterly 380.11' to a point; thence turn 79 17'04" left and run easterly 78.11' to a steel pin corner and the point of beginning of the property, Parcel-2 being described; Thence continue along last described course 165.97' to a steel pin corner on the westerly right of way of U.S. Highway No. 31; Thence turn 71 04'46" right and run southerly along said right of way a distance of 60.0' to a steel pin corner; Thence turn 90 09'36" right and run westerly 119.21' to a steel pin corner; Thence turn 18 45'33" right and run 72.55' to a steel pin corner; Thence turn 90 00'00" right and run northerly 95.10' to the point of beginning, containing 0.34 of an acre.

03/12/1996-08025
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC3 208.30

Inst # 1996-08025

\$50,000.00 of purchase price is paid by execution of a mortgage recorded 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4 day of March, 19 96.

WITNESS

<u>Mike Pierce</u> (Seal)	<u>Keela Pierce</u> (Seal)
<u>James E. Pierce</u> (Seal)	<u>Joy A. Pierce</u> (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA
Shelby COUNTY } **General Acknowledgment**

I, Kay A. Tate, a Notary Public in and for said County, in said State, hereby certify that Mike Pierce, Keela Pierce, James E. Pierce and Joy A. Pierce 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 4 day of March, A.D., 19 96

12/15/97 My Commission Expires: _____
Kay A. Tate Notary Public