

Send Tax Notice To: John O. Hendrix and wife,
Tanya E. Hendrix
6236 Cahaba Valley Road
Birmingham, Alabama 35242

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Inst # 1996-10787

04/03/1996-10787
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.50

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Sixty Seven Thousand Five Hundred Dollars and 00/100 (\$167,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Carolyn N. Thomason and husband, Jack L. Thomason, Jr.**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **John O. Hendrix and wife, Tanya E. Hendrix**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibits A & B

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. Restrictions, easements and building line as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded in Volume 271, Page 546.
4. Right-of-way easement as recorded in Volume 324, Page 842.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 81, Page 171.
6. Rights of others to use of that certain easement recorded in Volume 348, page 869.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$167,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.


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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 29th day of March, 1996.


Grantor - Carolyn N. Thomason


Grantor - Jack L. Thomason, Jr.

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carolyn N. Thomason and husband, Jack L. Thomason, Jr., 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 date the same bears date.

Given under my hand and official seal, this the 29th day of March, 1996.

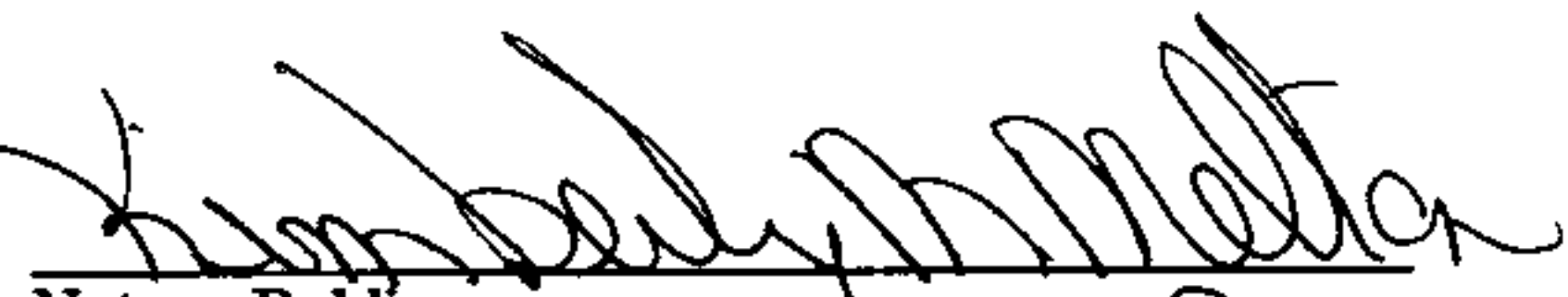

Notary Public
My commission expires: 3-1-99

Exhibit "A"

Parcel 1: A parcel of land situated in the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Map Book 7, page 145; run thence along the Southeast line of Lot 5, of said Block 1, in a Northeasterly direction for a distance of 92.01 feet to the point of beginning of the parcel herein described; thence continue along the same course as before, along said Southeast line of Lots 5 and 6, Block 1, for a distance of 157.0 feet; thence turn an angle to the right of 118 degrees 45 minutes and run in a Southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48 degrees 54 minutes 35 seconds and run in a Southwesterly direction for a distance of 179.91 feet to a point of a curve, said curve having a radius of 50.0 feet and a central angle of 103 degrees 00 minutes and being concave Southward with the previous call forming an interior angle of 138 degrees 31 minutes 10 seconds with the radius; thence run in a Northwesterly to Southwesterly direction along the arc of said curve for a distance of 89.88 feet; thence run in a Northerly direction for a distance of 186.15 feet to the point of beginning, said call forming an interior angle of 148 degrees 57 minutes 21 seconds with the radius of the previous curve. And an easement for ingress and egress which lies 10 feet to either side of a centerline which is more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, at Map Book 7 on page 145, run thence along the Southeast line of Lots 5 and 6, of said Block 1, in Northeasterly direction for a distance of 249.01 feet; thence turn an angle to the right of 118 degrees 45 minutes and run in a Southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48 degrees 54 minutes 35 seconds and run in a Southeasterly direction for a distance of 107.21 feet to the point of beginning of the center line herein described; thence turn an angle of 90 degrees 00 minutes to the left and run East for a distance of 51.49 feet; thence turn an angle of 59 degrees 31 minutes 32 seconds to the right and run Southeast for a distance of 187.99 feet; thence turn an angle of 28 degrees 06 minutes 23 seconds to the right and run Southwest for a distance of 140.62 feet; thence turn an angle of 27 degrees 30 minutes 16 seconds to the left and run South for a distance of 33.49 feet, more or less to the Northwest right of way line of Alabama Highway No. 119; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

EXHIBIT "B"

Parcel II: A part of Lot 4, Meadow Look as recorded in the Office of the Judge of Probate of Shelby County in Map Book 9, on Page 129, and a portion of acreage lying adjacent to and immediately northeast of said portion of Lot 4, all of which being more particularly described as follows: Beginning at the most Northerly corner of Lot 4, Meadow Look run in a southeasterly direction along the West line of said Lot 4 for a distance of 179.91 feet to an existing iron pin thence turn an angle to the left of 111 degrees, 13 minutes, 58 seconds and run in a northeasterly direction for a distance of 97.13 feet to an existing iron pin; thence turn an angle to the left of 100 degrees, 47 minutes, 34 seconds and run in a northwesterly direction for a distance of 170.72 feet, more or less, to the point beginning containing 8144.4 square feet, more or less.

Parcel III: Part of Lot 4, Meadow Look, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, Page 129, being more particularly described as follows: From the Easternmost corner of Lot 4, Block 1, Broken Bow as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 145, run thence along the southeast line of Lot 5 of said Block 1 in a northeasterly direction for a distance of 92.01 feet; thence turn an angle to the right of 137 degrees, 11 minutes, 04 seconds and run in a southeasterly direction for a distance of 186.15 to the point of beginning, said point being on a curve having a radius of 50.0 feet and a central angle of 103 degrees, 00 minutes and being concave southward with the previous call forming an interior angle of 148 degrees, 57 minutes, 21 seconds with the radius; thence run in a northeasterly to southeasterly direction along the arc of said curve for a distance of 89.88 feet; thence turn an angle to the right and run in a southwesterly direction for a distance of 78.26 feet, more or less, to the point beginning, containing 1033.73 square feet, more or less.

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