

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
MICHAEL DODD
3033 BRANCHILL DR.
B'ham, AL
35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nine Thousand and No/100 Dollars (\$109,000.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG, a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto MICHAEL K. DODD and CYNTHIA B. DODD (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 EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Declaration of Restrictive Covenants for Mountain Farms, as recorded in Instrument #1996-09181, in the Office of the Judge of Probate of Shelby County, Alabama; (3) Articles of Incorporation and all By-Laws of Mountain Farms Homeowners Association, Inc., as recorded in Instrument #1996-09182, in the Office of the Judge of Probate of Shelby County, Alabama; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 325, Page 546 in Probate Office; (5) Grant of Easement and Right of way as set out by Instrument #1993-35373 and Instrument #1995-28344 in the Probate Office.

The property conveyed herein is not the homestead of the Grantor or his spouse.

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 do for myself and for my heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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 Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MICHAEL H. STRONG, a married man, has hereunto set his hand and seal, this the 10 day of February, 1996.


Michael H. Strong

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL H. STRONG, a married man, whose name 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 foregoing conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10 day of February, 1996.


Notary Public

My Commission Expires: 3-1-98

Inst # 1996-12156

SHELBY COUNTY, AL

1996-12156
10:46 AM
JUDGE OF PROBATE
SHELBY COUNTY, AL

Inst # 1996-12156

EXHIBIT "A"

A parcel of land in the NE 1/4 of the SE 1/4 of Section 26 and the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows: From the SE corner of Section 26, Township 18 South, Range 1 East, run thence North along the true East boundary of said Section 26 a distance of 1326.21 feet to the accepted SE corner of the NE 1/4 of the SE 1/4 of said Section 26; thence turn 91 deg. 25 min. 42 sec. left and run 1321.98 feet to the accepted SW corner of said NE 1/4 of SE 1/4; thence turn 91 deg. 09 min. 22 sec. right and run 1280.26 feet to the accepted NW corner of said NE 1/4 of SE 1/4; thence turn 89 deg. 41 min. 13 sec. right and run 1329.50 feet to the accepted NE corner of said NE 1/4 of SE 1/4; thence turn 89 deg. 27 min. 15 sec. left and run 678.68 feet along the accepted West boundary of Section 25, Township 18 South, Range 1 East; thence turn 80 deg. 24 min. 57 sec. right and run 620.0 feet; thence turn 97 deg. 55 min. 59 sec. right and run 1004.03 feet to a point in the center of a 60.0 foot easement for ingress and egress and utilities (said easement running Easterly by Southeasterly along the centerline of an existing private drive, leading to Shelby County Highway #55); thence turn 33 deg. 23 min. 45 sec. right and run 1221.96 feet to the point of beginning of herein described parcel of land.

Inst # 1996-12156

04/15/1996-12156
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 120.00