

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Twenty-Four Thousand Nine-Hundred Fifty and NO dollars (\$124,950.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that Nelson Wayne Archer and his wife Janice Archer, hereinafter called "Party of the First Part," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Edward E. Blackerby and his wife, Joyce J. Blackerby, hereinafter called "Party of the Second Part" 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:

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter, Section 18, Township 20 South, Range 1 East, Shelby County, Alabama for the point of beginning; thence South 86 degrees 57 minutes 18 seconds East, a distance of 335.99 feet to the centerline of a dirt road; thence North 76 degrees 48 minutes 35 seconds East, along center of dirt road for a distance of 107.19 feet; thence North 66 degrees 31 minutes 07 seconds East along center of dirt road for a distance of 265.41 feet; thence North 62 degrees 20 minutes 07 seconds East along center of dirt road for a distance of 51.95 feet; thence North 51 degrees 31 minutes 38 seconds East along center of dirt road for a distance of 47.86 feet; thence North 36 degrees 38 minutes 44 seconds East along center of dirt road for a distance of 46.47 feet; thence North 22 degrees 06 minutes 51 seconds East along center of dirt road for a distance of 44.54 feet; thence North 11 degrees 07 minutes 30 seconds East along center of dirt road for a distance of 346.58 feet; thence North 7 degrees 38 minutes 09 seconds East along center of dirt road for a distance of 146.17 feet; thence North 29 degrees 01 minutes 36 seconds West, a distance of 824.67 feet to a point in ARCHERS LAKE; thence South 89 degrees 57 minutes 11 seconds West a distance of 499.69 feet to the West boundary line of the East Half of the Northeast Quarter of Section 18, Township 20 South, Range 1 East; thence South 0 degrees 02 minutes 30 seconds East along said West boundary line for a distance of 1448.76 feet to the point of beginning. Said described tract containing 24.99 acres, more or less

*Legal description according to the survey of Larry W. Carver, RLS #15454, dated March 6, 1996

This conveyance is subject to all easements, rights of ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this date the 12 of April, 1996 at 968 Main Street, Montevallo, Alabama

PARTY OF THE FIRST PART

Nelson Wayne Archer
Janice Archer (J.S.)

Inst # 1996-12677

04/18/1996-12677
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 136.00

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Charles W. Holcomb, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12 day of April, 1996.

Charles W. Holcomb
NOTARY PUBLIC
My Commission Expires July 15, 1998

THIS INSTRUMENT PREPARED BY:
THE LAW OFFICES OF CHRISTOPHER R. SMITHERMAN
968 NORTH MAIN STREET
MONTEVALLO, AL 35115
(205) 665-4357

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