

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THREE THOUSAND FIVE HUNDRED & NO/100----
(\$83,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Jack I. Gillespie, Jr.
and wife, Kelly Jo Gillespie (herein referred to as grantors), do grant, bargain,
sell and convey unto Gene A. Jernigan and wife, Marian Faye Jernigan (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 legal description attached as "Exhibit A".

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$79,300.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 89 Angler's Lane Shelby, Alabama 35143

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 (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with 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 stated 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 said
GRANTEES, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of
May, 1996.

Jack I. Gillespie, Jr. (SEAL)

Kelly Jo Gillespie (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jack I. Gillespie, Jr. and wife, Kelly Jo Gillespie 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 31st day of May A.D., 1996

Notary Public

PEGGY I. MURPHY
MY COMMISSION EXPIRES
2/20/99

Inst # 1996-17856

06/04/1996-17856
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 15:30

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along said Section line 281.40 feet to a point; thence turn 43 degrees 43 minutes 08 seconds right and run 100.0 feet to a point; thence turn 4 degrees 0 minutes 0 seconds right and run 100.0 feet to a point; thence turn 20 degrees 25 minutes 0 seconds right and run 110.0 feet to a point; thence turn 19 degrees 0 minutes 0 seconds left and run 100.0 feet to the point of beginning of the property being described; thence turn 11 degrees 27 minutes 0 seconds left and run along water line contour a chord distance of 95.65 feet to a point; thence turn 64 degrees 40 minutes 0 seconds left and run Northeasterly 544.63 feet to a point; thence turn 90 degrees 0 minutes 0 seconds left and run 48.0 feet to a point; thence turn 85 degrees 10 minutes 10 seconds left and run Southwesterly 587.06 feet to the point of beginning.

According to the survey of Robert O. Blain, Al. Reg. No. 9789, dated December 11, 1993.

Together with a road being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows (includes Parcels A, B, C, and D:

PARCEL "A"

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 978.01 feet to the point of beginning; thence continue along the last stated course for a distance of 187.63 feet to a point; thence 94 degrees 42 minutes 26 seconds right in a Southerly direction for a distance of 20.03 feet to a point; thence 85 degrees 17 minutes 34 seconds to the right in a Westerly direction for a distance of 206.08 feet to a point; thence 135 degrees 00 minutes 26 seconds to the right in a Northerly direction for a distance of 28.29 feet to the point of beginning.

PARCEL "B"

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 1165.64 feet to the point of beginning; thence continue along the last stated course for a distance of 30.63 feet to a point; thence 86 degrees 56 minutes 48 seconds right in a Southerly direction for a distance of 20.43 feet to a point; thence 93 degrees 03 minutes 12 seconds to the right in a Westerly direction for a distance of 33.35 feet to a point; thence 94 degrees 42 minutes 26 seconds to the right in a Northerly direction for a distance of 20.03 feet to the point of beginning.

PARCEL "C"

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 1196.27 feet to the point of beginning; thence continue along the last stated course for a distance of 75.00 feet to a point; thence 77 degrees 07 minutes 00 seconds right in a Southerly direction for a distance of 20.52 feet to a point; thence 102 degrees 53 minutes 00 seconds to the right in a Westerly direction for a distance of 78.51 feet to a point; thence 86 degrees 56 minutes 48 seconds to the right in a Northerly direction for a distance of 20.43 feet to the point of beginning.

PARCEL "D"

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 1271.27 feet to the point of beginning; thence continue along the last stated course for a distance of 40.00 feet to a point; thence 69 degrees 36 minutes 50 seconds right in a Southerly direction for a distance of 21.34 feet to a point; thence 110 degrees 23 minutes 10 seconds to the right in a Westerly direction for a distance of 42.99 feet to a point; thence 77 degrees 07 minutes 00 seconds to the right in a Northerly direction for a distance of 20.52 feet to the point of beginning.

17856
17856
06/04/1996
10:26 AM
CERTIFIED
JUNE 15, 1996
SHELBY COUNTY

