

Prepared without benefit of survey. Attorney makes no certification as to legal description to property.

Send Tax Notice To:

✓ Steven D. Holler and wife,
Daphne W. Holler
345 Willow Glen Ct.
Montevallo, AL 35115

This instrument was prepared by:
James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1996-20823

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 Seventeen Thousand Five Hundred Dollars (\$17,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **W. Paul Yeager and wife, Clara Y. Yeager**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Steven D. Holler and wife, Daphne W. Holler**, (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 Exhibit A

Subject to:

1. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3).
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 82 page 252 in Probate Office, as amended.
3. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 87 page 184 in Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company and South Central Bell by instrument(s) recorded in Real 92 page 992 in Probate Office.
5. Non-exclusive easement for ingress and egress as set out in Real 211, page 194 and Real 214 page 422 in Probate Office.
6. Subject to 60 foot and 15 foot access easement(s) as shown on the survey of Robert C. Farmer dated April 24, 1996.
7. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

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06/28/1996-20823
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 31.00

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 10th day of

May, 1996.

W. Paul Yeager
Grantor - W. Paul Yeager

Clara Y. Yeager
Grantor - Clara Y. Yeager

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Paul Yeager and wife, Clara Y. Yeager, 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 10th day of May, 1996.

[Signature]
Notary Public

My commission expires: 5/21/99

EXHIBIT A

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 20 and in the NW 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Section 21, Township 20 South, Range 2 West; thence South 89 deg. 31 min. 35 sec. East along the Northerly boundary of said Section a distance of 192.00 feet to the point of beginning; thence continue along the last described course a distance of 194.86 feet to the Northwesterly right of way of CSX Transportation Railroad (100 foot Right of Way); thence South 40 deg. 29 min. 31 sec. West along said right of way a distance of 69.88 feet; thence South 65 deg. 32 min. 50 sec. West and leaving said right of way a distance of 651.47 feet; thence South 22 deg. 14 min. 19 sec. West a distance of 214.07 feet; thence South 40 deg. 26 min. 55 sec. West a distance of 208.76 feet; thence North 49 deg. 29 min. 41 sec. West a distance of 291.27 feet to a point on the Southwesterly right of way line of Bent Rail Lane (60 foot right of way); thence South 77 deg. 01 min. 23 sec. East along said right of way a distance of 25.26 feet to a point on a curve to the right having a radius of 25.00 feet and a central angle 42 deg. 51 min. 40 sec.; thence along said right of way and the arc of said curve a distance of 18.70 feet, said arc subtended by a chord which bears South 55 deg. 35 min. 33 sec. East, a distance of 18.27 feet to a point on a reverse curve to the left having a radius of 50.00 feet and a central angle 176 deg. 53 min. 05 sec.; thence along said right of way and the arc of said curve a distance of 154.36 feet, said arc subtended by a chord which bears North 57 deg. 23 min. 44 sec. East a distance of 99.96 feet, to the end of said curve; thence North 60 deg. 32 min. 42 sec. East and leaving said right of way a distance of 160.00 feet; thence North 30 deg. 53 min. 20 sec. West a distance of 4.19 feet; thence North 59 deg. 02 min. 42 sec. East a distance of 723.43 feet to the point of beginning; being situated in Shelby County, Alabama.

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