

This instrument was prepared by:
(Name) Paul McKenzie
(Address) P.O. Box 284
Alabaster, AL 35007

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 500 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we

William Gaddis and Helen Gaddis, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto

Paul E. McKenzie D/B/A EMCO Contracting (herein referred to as GRANTEE) 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.

Subject to easement, restrictions, and rights of way of record.

Inst # 1996-23310

07/19/1996-23310
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCJ 11:50

TO HAVE AND TO HOLD to the said GRANTEE 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 for 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 the said GRANTEE, 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 noted 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of July, 19 96

WITNESS

_____ (Seal)

William Gaddis (Seal)
Helen Gaddis (Seal)
Helen Gaddis (Seal)

STATE OF ALABAMA

Shelby COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Gaddis and Helen Gaddis, husband and wife 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 conveyance they executed the same voluntarily on the day the same were due.

Given under my hand and official seal this 17 day of July, A.D. 19 96

JAN. 6 1997

My Commission Expires

Alyce J. Lee

Notary Public

Inst # 1996-23310

LEGAL DESCRIPTION

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence easterly along the south line of said quarter-quarter a distance of 405.01 feet to a point on the easterly margin of CoHill Drive and the point of beginning of the property herein described; thence continue along the last described course a distance of 633.97 feet to a point; thence turn 93 degrees 49 minutes 09 seconds left and run northerly a distance of 210.00 feet to a point; thence turn 86 degrees 10 minutes 51 seconds left and run westerly a distance of 230.00 feet to a point; thence turn 02 degrees 03 minutes 12 seconds left and run southerly a distance of 171.27 feet to a point; thence turn 82 degrees 04 minutes 11 seconds right and run westerly a distance of 312.21 feet to a point on the easterly margin of same said CoHill Drive; thence turn 36 degrees 44 minutes 57 seconds left and run southwesterly along said margin of said street a distance of 66.88 feet to the point of beginning.

Inst # 1996-23310

07/19/1996-23310
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 11.50