

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

WARRANTY DEED,
JOINTLY FOR LIFE WITH
REMAINDER TO THE SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifteen Thousand and No/100 Dollars (\$15,000.00) and other good and valuable consideration to the undersigned GRANTORS, EDDIE HUGGINS and wife CORA HUGGINS, in hand paid by the grantees herein, the receipt whereof is acknowledged, the said grantors do by these presents grant, bargain, sell and convey unto THOMAS C. TALLEY, and wife, TRACEY C. TALLEY as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW ¼ of the SE ¼ and the SE ¼ and the SE ¼, Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:
Beginning at the NW corner of the SW ¼ of the SE ¼ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence North 88 degrees 15 minutes 37 seconds East along the North line of said SW ¼ of SE ¼ and the SE ¼ of SE ¼ a distance of 1358.13 feet to a point; thence run South 9 degrees 40 minutes 13 seconds East a distance of 257.86 feet to a point; thence run South 9 degrees 01 minute 07 seconds East a distance of 59.95 feet to a point; thence run South 88 degrees 15 minutes 37 seconds West and parallel with the just described North line of subject parcel a distance of 1408.43 feet to a point on the West line of the SW ¼ of the SE ¼ of said Section 35; thence run North 0 degrees 26 minutes 37 seconds West along the said West line of said ¼ ¼ a distance of 314.94 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes and assessments for the year 1996, and subsequent years, which are not yet due & payable
2. Easements, rights-of-way, restrictions and limitations of record, if any.

\$40,000.00 of the purchase price herein is paid by purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants with right of survivorship.

And said grantors do for ourselves, our heirs, executors, and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heir, 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.

Inst # 1996-26146

08/12/1996-26146
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of August, 1996.

Eddie Huggins
EDDIE HUGGINS

Cora P. Huggins
CORA HUGGINS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that EDDIE HUGGINS and wife CORA HUGGINS, 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 5th day of August, 1996.

Kenn J. Peterson
NOTARY PUBLIC
My Commission Expires: 6/5/00

This instrument was prepared by:
CHAMBLEE & FURR, L.L.C.
5582 Apple Park Drive
Birmingham, AL 35235
(205) 856-9111

Inst # 1996-26146

08/12/1996-26146
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00