

This instrument was prepared by:

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Fifty Thousand no/100 Dollars (\$50,000.00) and other good and valuable consideration, to the undersigned Grantors in hand paid to the Grantees herein the receipt of which is hereby acknowledged, **JAMES T. HILL and wife, SHERRY HILL, GRANTORS** herein, do hereby grant, bargain, sell and convey unto **EARL S. WELLS and wife, BOBBIE SUE WELLS, GRANTEES** herein, 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, in the following described real estate situated in Shelby County, Alabama, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED AS EXHIBIT "A"

Subject to:

- (a) 1996 Ad Valorem Taxes which are a lien but not yet due and payable; and
- (b) Easements, restrictions and rights-of-way appearing of record.

\$20,000.00 of the consideration recited herein was paid by a Purchase Money Mortgage executed simultaneously herewith.

Grantors' Addresses : P. O. Box 329
Columbiana, AL 35051

Grantees' Addresses : 565 Yorkshire Rd.
Columbiana, AL 35051

TO HAVE AND TO HOLD unto 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

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such survivor forever, together with every contingent remainder and right of reversion.

And we do, for ourselves and for 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 they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hand(s) and seal(s), this 17th day of September, 1996.

James T. Hill (Seal)
JAMES T. HILL
Sherry Hill (Seal)
SHERRY HILL

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Hill and wife, Sherry Hill 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 17th day of September, A.D., 1996.

[Signature]
Notary Public
My Commission expires 6/8/2000

Inst # 1996-31211
Lawyers Title Insurance Corporation
A Stock Company

Home Office - Richmond, Virginia

SCHEDULE A 1-1-68 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 SNA 43.50

LEGAL DESCRIPTION:

Begin at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence run Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ 1,042.06 feet to a point on the South right-of-way line of the Southern Railway; thence 100 deg. 42 min. 57 sec. left and run West-Southwesterly along said right of way line 634.93 feet to a point; thence 79 deg. 12 min. 35 sec. left and run Southerly 930.51 feet to a point; thence 90 deg. 40 min. 17 sec. left and run Easterly 625.10 feet to the point of beginning, containing 14.14 acres.

ALSO, an easement for a right of way to provide ingress and egress to and from the above described property over and across the following described parcel, which is designated herein as Easement Number 1: Commence at the S.E. corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence run Westerly along the South line of said quarter-quarter 625.10 feet to the point of beginning of the easement being described; thence continue along last described course 309.93 feet to a point; thence 108 deg. 0 min. 10 sec. right and run Northeasterly 31.54 feet to a point; thence 71 deg. 59 min. 50 sec. right and run Easterly 269.52 feet to a point; thence 89 deg. 19 min. 43 sec. right and run Southerly 30.0 feet to the point of beginning, said just described easement being 30 feet wide and parallel to the South line of said quarter-quarter and tying into an existing easement as shown on the Mallette map.

ALSO, an easement for a right of way to provide ingress and egress to and from Easement No. 1 as described above over and across the following described access road, which is designated herein as Easement Number 2: From the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, run Easterly along the North line of said quarter-quarter 400.50 feet to a 2-1/2 inch capped pipe, on the West right-of-way line of access road, the point of beginning of the herein described easement or access road; thence Southwesterly along the Northerly boundary of the access road and along the line of George Winslett property on the West deflecting 108 deg. 0 min. 10 sec. right 393.12 feet to a 5/8-inch iron pin on the West right-of-way line; thence continuing Southwesterly deflecting 60 deg. 10 min. 23 sec. right 299.07 feet to a 5/8-inch iron pin, on the East line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West; thence Southerly along the said quarter-quarter line deflecting 76 deg. 21 min. 17 sec. left 30.00 feet to a 5/8-inch iron pin on said quarter-quarter line; thence Southwesterly deflecting 83 deg. 9 min. 56 sec. right 915.48 feet to a 2-1/2 inch capped pipe; thence Southerly deflecting 79 deg. 59 min. 59 sec. left 260.0 feet to a fence corner; thence Southwesterly deflecting 78 deg. 49 min. 15 sec. right 401.90 feet to a 5/8-inch iron pin on said right-of-way line and on the East right-of-way line of County Road No. 97; thence Southerly along said right-of-way line deflecting 84 deg. 54 min. 46 sec. left 30.10 feet to a point, on the Southerly boundary of access road, and the East right-of-way line of County Road No. 97, and located 494.83 feet North of the S.W. corner of Law Kite property East of County Road No. 97; thence Northeasterly with the Southerly boundary of the access road, and along the line of Law Kite property on the South deflecting 95 deg. 5 min. 14 sec. left 429.11 feet to a point; thence Northerly deflecting 78 deg. 49 min. 15 sec. left 259.47 feet to a point; thence Northeasterly deflecting 79 deg. 59 min. 59 sec. right 916.92 feet to a point; thence Northerly deflecting 83 deg. 9 min. 56 sec. left 31.81 feet to a point; thence Northeasterly deflecting 76 deg. 21 min. 17 sec. right 293.77 feet to a point; thence continuing Northeasterly deflecting 60 deg. 10 min. 23 sec. left 420.21 feet to a point on said right-of-way line, and on the North line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West; thence Westerly along said $\frac{1}{4}$ - $\frac{1}{4}$ line deflecting 108 deg. 0 min. 10 sec. left 31.01 feet to a 2-1/2 inch capped pipe, the point of beginning, containing 1.09 acres by survey, according to survey of Reese E. Mallette, Jr. Reg. Land Sur. dated Sept., 1973.

Subject to easements and rights of way of record. A 2 BB 928699
Schedule _____ Page _____ No. _____