

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 TWO HUNDRED THIRTY TWO THOUSAND SIX HUNDRED & NO/100 (\$232,600.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Virginia E. Smith, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Gilbert O. Fredrick, III and wife, Kimberly C. Fredrick (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 Attached Exhibit A for Legal Description

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


\$186,050.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 122 Goel Road, Birmingham, Alabama 35244.

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, I have hereunto set my hand and seal, this 27th day of September, 1996.


Virginia E. Smith

(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 Virginia E. Smith, a single individual 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September A.D., 1996


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

10/01/1996-32297
09:51 AM CERTIFIED
SHELBY COUNTY, ALABAMA

1001-1996-32297

Exhibit A

Part of the East 1/2 of the Southeast 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing concrete monument being the NE corner of the SE 1/4 of the SE 1/4 of said Section 16 and looking in a Northwesterly direction along the Southwest line of Lot 69 and Lot 10A, Homestead, Third Sector as recorded in Map Book 6, Page 118, in the Office of the Judge of Probate, Shelby County, Alabama, turn an angle to the left of 54 degrees 31 minutes 08 seconds and run in a Southwesterly direction for a distance of 270.66 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in a Southwesterly direction along last mentioned course for a distance of 8.86 feet to an existing crimp iron pin; thence turn an angle to the left of 36 degrees 37 minutes 23 seconds and run in a Southwesterly direction for a distance of 221.50 feet to an existing crimp iron pin; thence turn an angle to the right of 90 degrees 00 minutes 06 seconds and run in a Northwesterly direction for a distance of 400.75 feet to an existing crimp iron pin being on the Southeast right of way line of Goel Drive; thence turn an angle to the right of 89 degrees 58 minutes 41 seconds and run in a Northeasterly direction along said Southeast right of way line for a distance of 228.61 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees 10 minutes 19 seconds and run in a Southeasterly direction for a distance of 406.71 feet, more or less, to the point of beginning.

Mineral and mining rights excepted.

J. L.

Inst # 1996-32297

10/01/1996-32297
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 58.00