

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1997-00284
01/03/1997-00284
01:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 SMA 138.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SIXTY THOUSAND SEVEN HUNDRED FIFTY & NO/100---- (\$360,750.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Courtney H. Mason, Jr. and wife, Carolyn B. Mason (herein referred to as grantors), do grant, bargain, sell and convey unto M.E. Hall and wife, Mary E. Hall (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 legal description attached as Exhibit "A"

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

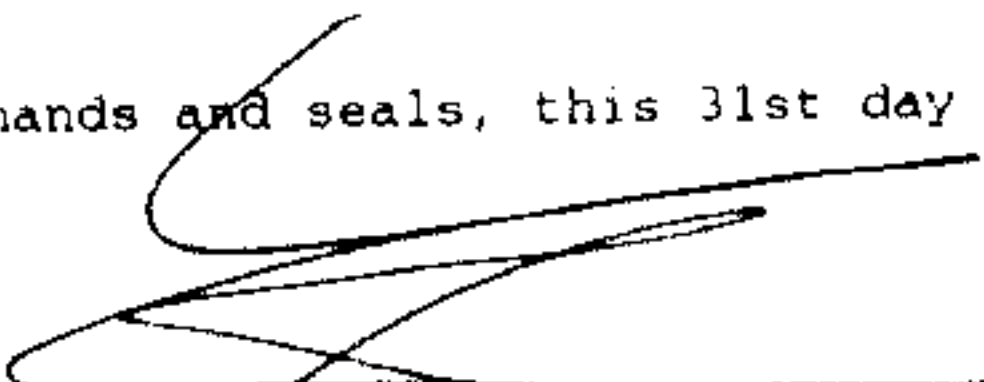
\$234,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: PO BOX 419 MONTEVALLO, AL 35115


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, we have hereunto set our hands and seals, this 31st day of December, 1996.


Courtney H. Mason, Jr.

SEAL


Carolyn B. Mason

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 Courtney H. Mason, Jr. and wife, Carolyn B. Mason 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 31st day of December A.D., 1996


Notary Public


2-20-99

PEGGY L. MUDD
MY COMMISSION EXPIRES
2/20/99

A parcel of land in the SW 1/4 of NE 1/4; West 1/2 of SE 1/4; East 1/2 of SE 1/4 of NW 1/4; and the East 1/2 of the East 1/2 of SW 1/4 of Section 35, Township 19 South, Range 1 East, described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 19 South, Range 1 East; thence run North along the East line of the said 1/4-1/4 and its extension for a distance of 3963.20 feet; thence turn an angle to the left of 92 degrees 11 minutes 07 seconds and run West for a distance of 297.63 feet to a point on the Southeast right of way of Shelby County Road 450; thence turn an angle to the left of 41 degrees 02 minutes 18 seconds and run Southwest along the West right of way for a distance of 146.99 feet to the point of commencement of a curve to the right having a central angle of 22 degrees 58 minutes and a radius of 522.25 feet; thence run along the arc of said curve for a distance of 209.34 feet; thence run along the tangent if extended to said curve for a distance of 113.39 feet to the point of commencement of a curve to the left having a central angle of 12 degrees 40 minutes and a radius of 1006.13 feet; thence run along the arc of said curve for a distance of 222.43 feet; thence run along the tangent if extended to said curve for a distance of 150.16 feet to the point of commencement of a curve to the left having a central angle of 22 degrees 26 minutes and a radius of 247.35 feet; thence run along the arc of said curve for a distance of 96.85 feet; thence run along the tangent if extended to said curve for a distance of 250.35 feet to the point of commencement of a curve to the right having a central angle of 14 degrees 42 minutes 20 seconds and a radius of 843.71 feet; thence run along the arc of said curve for a distance of 216.55 feet; thence run along the tangent if extended to said curve for a distance of 281.65 feet to the point of commencement of a curve to the right having a central angle of 15 degrees 17 minutes 30 seconds and a radius of 700.43 feet; thence run along the arc of said curve for a distance of 186.94 feet; thence run along the tangent if extended to said curve for a distance of 15.38 feet to the point of commencement of a curve to the right having a central angle of 33 degrees 41 minutes 27 seconds and a radius of 139.19 feet; thence run along the arc of said curve for a distance of 81.85 feet; thence turn an angle to the left from the tangent if extended to said curve of 99 degrees 11 minutes 02 seconds and run South for a distance of 1355.36 feet to a point on the North right of way of the CSX Railroad;

thence turn an angle to the left of 64 degrees 58 minutes 52 seconds and run Southeast for a distance of 442.38 feet; thence turn an angle to the right of 01 degree 24 minutes 01 seconds and run Southeast for a distance of 211.32 feet to the point of commencement of a curve to the right of 24 degrees 17 minutes 41 seconds and a radius of 1223.98 feet; thence run along the arc of said curve for a distance of 519.00 feet; thence run along the tangent if extended to said curve for a distance of 217.92 feet; thence turn an angle to the right of 01 degrees 58 minutes 31 seconds and run Southeast for a distance of 500.47 feet to the point of commencement of a curve to the left having a central angle of 07 degrees 36 minutes 10 seconds and run East for a distance of 109.68 feet to the point of beginning; being situated in Shelby County, Alabama.

 1997-00284 *CBM*

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