

This instrument was prepared by

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

Inst # 1997-00337

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 HUNDRED SIXTY THOUSAND & NO/100 (\$160,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Debra Lee Waddell and husband, Mark A. Waddell (herein referred to as grantors), do grant, bargain, sell and convey unto Thomas A. Budd and wife, Brenda S. Budd (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.

\$128,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 445 Highway 435, Columbiana, Alabama 35051.

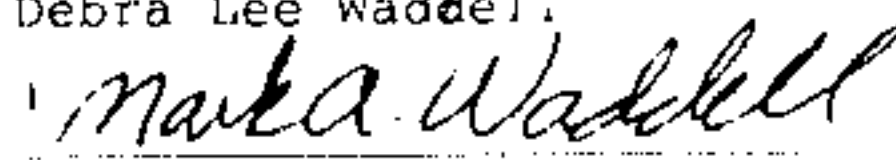
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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.

  
Debra Lee Waddell

SEAL

  
Mark A. Waddell

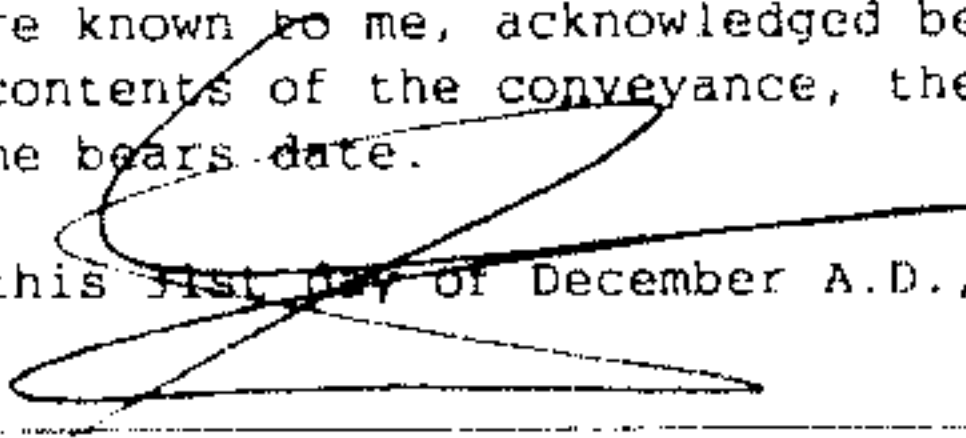
SEAL

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 Debra Lee Waddell and husband, Mark A. Waddell 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

01/03/1997-00337  
03:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 REC 43.00

Exhibit A

A parcel of land in the West 1/2 of the Southeast 1/4 of Section 21, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: From a capped iron pin depicting the Southwest corner of said 1/2 1/4 Section as beginning point, run North 03 deg. 38 min. 14 sec. East, 662.27 feet to an iron pipe; thence run North 03 deg. 50 min. 41 sec. East (East of an existing fence) 802.28 feet to a wood stake; run thence along a continuation of said bearing 639.35 feet; thence run North 03 deg. 44 min. 51 sec. East, 228.21 feet to a point on the South right of way line of County Highway No. 435, said point also being on the East margin of a gravel drive; thence run along said highway right of way line North 89 deg. 04 min. 29 sec. East, 248.54 feet to an iron pin; thence run South 03 deg. 37 min. 31 sec. West, 1007.84 feet to an iron pin; continue said course 1005.99 feet to an iron pin at the point of intersection of the Northerly bank of the existing creek and the Northerly right of way line of County Highway No. 61; thence run along said Highway right of way line South 27 deg. 43 min. 41 sec. West 411.28 feet to the South line of Section 21; thence run along said Section line North 85 deg. 24 min. 34 sec. West, 86.03 feet and back to the beginning point; being situated in Shelby County, Alabama.

MAW  
JAW

Inst # 1997-00337

01/03/1997-00337  
03:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 43.00